



**5219 Viceroy Drive NW
Calgary, Alberta**

MLS # A2300218



\$749,900

Division:	Varsity		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,213 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: Stove (AS IS as oven is not working properly), tree fort, curtain rods, garage heater and shelving

****OPEN HOUSE 4-7PM FRIDAY APR 10**** Welcome to this exceptional home with the best neighbors in the sought-after community of Varsity, perfectly situated on the prestigious street of Viceroy Drive and just steps from the beautiful ravine and popular pathway systems. This beautifully maintained 4-bedroom, 4-level split offers a unique and functional layout ideal for families and entertaining alike. Step inside to discover stunning hardwood floors that flow throughout the main living spaces and a central fireplace creating a warm and inviting atmosphere. The spacious kitchen is a true centrepiece, and heart of this home. Featuring extra cabinetry, a thoughtfully placed sink overlooking the backyard, a large culinary workspace, perfect for both everyday living and hosting gatherings. The adjacent dining area can accommodate a large table and group of guests and also be an intimate space for your family to hang out. Vaulted ceilings enhance the sense of space and fill the home with natural light, while the charming loft provides a versatile area ideal for a home office, reading nook, or creative retreat. With four well-appointed bedrooms, 2.5 bathrooms, there's plenty of room for a growing family or guests. There is another flex room and a family room on the lower level perfect for the additional hangout spaces. Outside, you'll find a detached double car garage, offering both convenience and additional storage. The yard offers flexible options both front and back no matter what your preference. Some of the more recent updates - hot water tank 2020, garage door 2019, select windows 2022. Enjoy the unmatched lifestyle of being just steps from the ravine—perfect for morning walks, biking, and connecting with nature—while still being close to top-rated schools, parks, shopping, and all the amenities Varsity has to offer. A rare opportunity to

own a distinctive home in one of Calgary's most established and desirable family friendly neighborhoods.