



**4804 VOYAGEUR DRIVE NW**  
**Calgary, Alberta**

**MLS # A2147847**



**\$739,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,030 sq.ft.	<b>Age:</b>	1965 (59 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RC-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** n/a

**PRICE REDUCED! ATTENTION INVESTORS AND DEVELOPERS.** Large 64\*120 lot in the highly sought-after NW community Varsity. Zoned currently RC2 with new blanket rezoning and newer duplex infill next door, the lot creates lots of potentials. The bright bungalow boasts over 1,000 sq. ft on the main floor , and full basement illegal suite with complete separate set of laundry offers you great rental income. There are many upgrades were done in the past year including new LVP flooring, a fully renovated bathroom in the lower level and fresh new paint and appliances on the main level. The main level offers two large bright bedrooms while the lower includes three additional bedrooms with large windows. A double garage with RV parking, ample street parking at the front and the back of the house. Ideally situated to all amenities and schools, with 5 mins to U of C and Market Mall, walking distances to community schools. Don't miss this great rental income generator with \$4300/month, schedule your viewing today.