



**4629 Virginia Drive NW  
Calgary, Alberta**

**MLS # A2205518**



**\$619,999**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	946 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Concrete Driveway, Garage Faces Rear, Parking Pad, Single G		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home		

**Inclusions:** Wardrobe

Located in the heart of varsity, this four bed, two bath home offers incredible potential! Featuring two bedrooms up, and two bedrooms down. Each level has its own full bath and separate laundry for added convenience. The fully developed self contained lower level provides additional living space with Illegal suite. Enjoy your spacious south, facing backyard, and single car garage. Conveniently located close to schools, the University of Calgary, Children's Hospital, Foothills Hospital, Market Mall, and transit. Plus, with quick access to the mountains, downtown and amenities. Don't miss out on this rare opportunity.