



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4812 Verona Drive NW
Calgary, Alberta

MLS # A2206786



\$719,999

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,101 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, On Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: n/a

Charming Bungalow in Sought-After Varsity & Location, Lifestyle, and Comfort Nestled on a quiet street in the heart of the desirable Varsity community, this spacious 4-bedroom, 2-bathroom bungalow offers the perfect blend of tranquility and convenience. Just steps away from a wide range of amenities, including shopping malls, restaurants, scenic walking paths, as well as the University of Calgary and the Alberta Children's Hospital, this home is ideal for families, professionals, or investors. Inside, you'll find a warm and inviting layout with generous living spaces and a functional flow throughout. The bright kitchen connects easily to the dining and living areas, perfect for both everyday living and entertaining. With four well-sized bedrooms and two full bathrooms, there's plenty of room for everyone. Outside, enjoy a private yard and a double detached garage for all your parking and storage needs. Whether you're looking for a place to call home or a smart investment in a prime location, this Varsity gem has it all.