

**4208 Voyageur Drive NW**  
**Calgary, Alberta**

**MLS # A2234390**



**\$699,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,130 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Irregular Lot, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** N/A

Nestled in the heart of sought-after Varsity on a quiet no-through street, this beautifully updated bungalow offers 1,130 sq ft of stylish living space with modern upgrades throughout. The main floor features three generously sized bedrooms and a fully renovated 4-piece bathroom, complemented by refinished and stained original hardwood flooring and fresh baseboards and casings that lend a sleek, contemporary feel. A spacious formal dining area flows seamlessly into the inviting living room, where a charming wood-burning fireplace creates a cozy focal point. The bright kitchen boasts stainless steel appliances, room for a small table or breakfast nook, and overlooks the lush, fenced backyard. Enhanced by a stunning brick facade, this home also features newer windows that flood the interior with natural light. Outside, enjoy mature trees, brand new mulch, a large double detached garage, a paved alley, and a convenient dog run. The partially finished basement includes a full 3-piece bath and is framed and ready for your personal touch. Enjoy being steps from Market Mall, top-rated schools, U of C, Foothills & Children's Hospitals, the LRT, and public transit. This is Varsity living at its finest—move-in ready with exceptional potential.