

5123 Viceroy Drive NW
Calgary, Alberta

MLS # A2289102



\$940,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,478 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Treed		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

A very rare offering backing west onto Varsity Ravine Park! This home is in excellent shape and has a nice floor plan. 3 good sized bedrooms up including the primary bedroom with a large 2pc ensuite bath that was built for a shower. There are 2 comfortable living spaces on this main floor, each with its own fireplace. The kitchen has been opened up to one of these living spaces and an island added. The lower level adds a 4th bedroom, a 3pc bath, a good sized rec room, and storage. The windows have all been replaced, the roof is recent, and the furnace and H2O tank have also been changed out. This is an original owner home that has been lovingly cared for its lifetime. This location and the price for this location cannot be beat.