

4815 Verona Drive NW
Calgary, Alberta

MLS # A2349437

\$658,800

Division:	Varsity		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,059 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Re		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Laminate Counters, No Animal Home, No Smoking Home, Wood Windows		

Inclusions: None

Location. Location. Excellent location on a quiet street. This cozy bi-level is situated on a large lot and facing a park with trees. Freshly painted main level including ceiling. 3 spacious bedrooms up, L-shaped dining and living room. Main bath with double sinks. Fully developed basement with huge family room, 3-piece bath, 4th bedroom and a den which could easily be converted to 5th bedroom. Over-sized double detached garage. Fenced backyard with big patio, good for entertaining. The house has gone through several updates over the years but still has room for buyers to improve to their satisfaction. House was renovated in 2013 with new roof, all new windows, new kitchen and main bath. In 2022, new flooring in basement, ceiling tiles and new toilet and shower. Excellent location, close to park with children's playground, school, shopping and restaurants. 10-minute walk to Dalhousie LRT and bus station.