

**4835 Varsity Drive NW**  
**Calgary, Alberta**

**MLS # A2227084**



**\$1,349,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	2,836 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Off Street, Unpaved		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	-		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	Vinyl Plank		
<b>Roof:</b>	Membrane		
<b>Basement:</b>	Finished, Full		
<b>Exterior:</b>	Aluminum Siding , Wood Frame		
<b>Foundation:</b>	Poured Concrete		
<b>Features:</b>	-		
<b>Bldg Name:</b>	-		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>LLD:</b>	-		
<b>Zoning:</b>	M-C1		
<b>Utilities:</b>	-		

**Inclusions:** 4 stoves, 4 refrigerators 3 dishwashers, 3 washers, 3 dryers, All window coverings owned by the Seller

This well kept bilevel 4 plex is located in Varsity community in northwest Calgary. Each unit is 706 sf (RMS) main level of and additional 641 sf on the lower level, 3 BR - 2 Bath with its own forced air furnace, hot water tank and electrical meters. 3 of the 4 units have been tastefully upgraded with vinyl plank flooring, new kitchen cabinets, kitchen counters and bathrooms. The 4th unit awaits your redecorating touch! The slightly sloped roof has a torch on roof which was installed in 2020. The tenants pay all utilities. There is plenty of parking in the rear of the building. This is a great location with nearby schools, access to public transportation, and access to U of C.