

\$750,000 - 5028 Viceroy Drive Nw, Calgary

MLS® #A2140903

\$750,000

5 Bedroom, 2.00 Bathroom, 1,242 sqft

Residential on 0.15 Acres

Varsity, Calgary, Alberta

Nestled in amongst mature trees on a tranquil street where the past seamlessly intertwines with the present you will find what can simply be defined as "Home". Strolling distance to Schools, and the Dalhousie LRT Station via the paths of Varsity Ravine Park which in addition leads to children's parks, an off-leash dog park, and Silver Springs Golf course.

Step inside this expansive 3+2-bedroom bungalow, where every corner exudes character and warmth. Sunlight pours through large windows, illuminating the immaculate hardwood floors that graces most the main level, creating a welcoming ambiance throughout. The living room flows seamlessly into the dining area, setting the stage for unforgettable gatherings, be it lively game nights or cherished family dinners where memories are both created and shared. The heart of the home, the kitchen, beckons with ample cupboard space and a cozy breakfast nook, ideal for intimate conversations or savoring the tranquility of morning coffee rituals. Retreat to the main level's updated 4-piece bathroom and three generously sized bedrooms, including the Primary Bedroom featuring a convenient 2-piece ensuite and a spacious walk-in closet. To the basement, where a vast rec-room awaits, accompanied by two versatile bedrooms/offices and a sprawling storage area primed for transformation into your dream home gym. Outside, the private yard invites an



array of festivities, whether it's firing up the barbecue for weekend gatherings, indulging in leisurely games of lawn bowling & ladder golf, or simply indulging in you back yard oasis. With an oversized single garage providing ample storage and workshop space, this home is a haven of practicality and comfort. Positioned as a "destination location" with minimal through traffic, yet within easy reach of essential amenities such as schools, transit, and shopping destinations like Market Mall, this residence offers the perfect balance of seclusion and accessibility. Experience the epitome of suburban living, where every detail is crafted for a life well-lived. Welcome to your new sanctuary, where cherished memories await amidst the vibrant tapestry of one of Calgary's most sought-after communities.

Built in 1967

Essential Information

MLS® #	A2140903
Price	\$750,000
Sold Price	\$740,000
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,242
Acres	0.15
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5028 Viceroy Drive Nw
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Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0V5

Amenities

Parking Spaces	1
Parking	Concrete Driveway, Driveway, Single Garage Detached

Interior

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Dryer, Electric Oven, Electric Range, Freezer, Other, Range Hood, See Remarks, Washer
Heating	Forced Air, Natural Gas
Cooling	None, Other
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Seasonal Water, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 26th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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