

\$774,800 - 4803 Vienna Drive Nw, Calgary

MLS® #A2160616

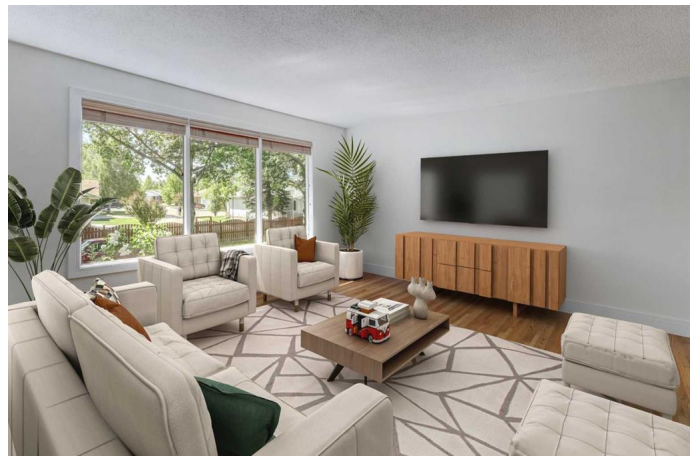
\$774,800

5 Bedroom, 2.00 Bathroom, 1,157 sqft

Residential on 0.15 Acres

Varsity, Calgary, Alberta

HOME SWEET HOME! This is your exciting opportunity to call Varsity home in this EXCEPTIONALLY RENOVATED, fully developed bi-level home situated on a family friendly street on a spacious, private corner lot with mature landscaping. Heading inside you will fall in love with the perfect mix of original character complimented by recent renovations including new baseboards/trim throughout, fresh paint throughout, brand new hot water tank, newer high efficiency furnace, exterior paint (2024), replaced and painted fence (2023), new interior doors (2022), new carpet and paint in basement (2022) and a fully renovated kitchen (2021). The main floor offers a terrific open concept layout with a spacious living room with massive picture windows flooding the space in natural sunlight, a formal dining area, bright breakfast nook and the upgraded gourmet chef's kitchen complete with custom built cabinetry, stainless steel appliances, a convenient movable island, stylish backsplash and countertops. Completing the floor is two generous sized bedrooms, the master retreat and a 4 piece bathroom. The fully finished basement boasts a huge family/recreation room perfect for a growing family or entertaining, two additional bedrooms, another wonderful 4 piece bathroom, tons of storage space in the laundry room. Outside, your home offers amazing curb appeal with mature trees giving you the feeling of a private oasis and the backyard is fully fenced and beautifully landscaped with lots of



garden space. The double detached garage has one parking spot and an incredible workshop on the other side along with a storage space above. This desirable location is close to Sir Winston Churchill High school, University of Calgary, Market Mall, Foothills Hospital, pathway system, parks, popular restaurants and bars, shopping, public transportation and major roadways. Don't miss out on this GEM, book your private viewing today!

Built in 1966

Essential Information

MLS® #	A2160616
Price	\$774,800
Sold Price	\$752,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,157
Acres	0.15
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	4803 Vienna Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0W7

Amenities

Parking Spaces	1
Parking	Double Garage Detached, Garage Faces Rear, Workshop in Garage

Interior

Interior Features	Built-in Features, Central Vacuum, Kitchen Island, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Separate Entrance, Track Lighting
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Gas Stove
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Cleared, Front Yard, Garden, Landscaped, Street Lighting, Rectangular Lot, Treed, Views, City Lot, Corner Lot, Few Trees, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2024
Date Sold	October 22nd, 2024
Days on Market	43
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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