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4835 Varsity Drive NW  
Calgary, Alberta

MLS # A2227084



\$1,349,000

Division:	Varsity		
Type:	Multi-Family/4 plex		
Style:	Bi-Level		
Size:	2,836 sq.ft.	Age:	1973 (52 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street, Unpaved		
Lot Size:	0.15 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Vinyl Plank	Water:	-
Roof:	Membrane	Sewer:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

**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.