

\$775,000 - 4204 Voyager Drive Nw, Calgary

MLS® #A2228539

\$775,000

6 Bedroom, 3.00 Bathroom, 1,222 sqft
Residential on 0.13 Acres

Varsity, Calgary, Alberta

INVESTOR SPECIAL â€” 3 BEDROOM BASEMENT â€” \$5,000+/MO (How much the seller was getting earlier, ask me how)â€” This ill-legally suited bungalow at 4204 Voyager Drive NW is located in the heart of Varsity, one of Calgaryâ€™s most in-demand rental marketsâ€”steps from the University of Calgary, Market Mall, University District, Brentwood TRAIN STATION, and top schools. This is a rental great for students, professionals or families looking for great schools. You get them all. Sitting on a large corner lot with R-CG zoning, The frontage is 46.5 feet, back is 66.3 feet and depth is 100 feet. There is back and side alley access and this home features separate entry, 2 full kitchens, shared-coin laundry, quartz/laminate counters, hardwood & tile flooring, and 6 total great sized bedrooms (3 up, 3 down). The seller was getting \$2,400 up (\$800 per room) + \$2,100 (700 per room) down + \$510 in utility recovery = \$5,010/month | \$60,120/year. Exterior perks include UPDATED furnace (approx. 2019), UPDATED hot water tank (approx. 2019), UPDATED roof with higher grade shingles. fenced backyard, deck, patio, and a large double detached garage. Ideal setup for investors, house hackers, or multi-gen families. You can walk to the University of Calgary, Market Mall and even the University District. Book a showing with your favorite Realtor today.



Built in 1966

Essential Information

MLS® #	A2228539
Price	\$775,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,222
Acres	0.13
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4204 Voyageur Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0J4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	Basement
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2025
Days on Market	10
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.