

# \$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
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