

# \$749,900 - 4204 Voyager Drive Nw, Calgary

MLS® #A2240703

**\$749,900**

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

Varsity, Calgary, Alberta

INVESTOR SPECIAL – 3 BEDROOM BASEMENT – \$5,000+/MO (How much the seller was getting earlier, ask me how) – This ill-legally suited bungalow at 4204 Voyager Drive NW is located in the heart of Varsity, one of Calgary's most in-demand rental markets – 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 \$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, both Hospitals, Market Mall and even the University District. Book a showing with your favorite Realtor today.

Built in 1966



## Essential Information

MLS® #	A2240703
Price	\$749,900
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	July 17th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.