

# \$1,249,900 - 5003 Viceroy Drive Nw, Calgary

MLS® #A2229482

**\$1,249,900**

5 Bedroom, 3.00 Bathroom, 1,814 sqft

Residential on 0.15 Acres

Varsity, Calgary, Alberta

Welcome to a TOP location in The Acres! This large bungalow backs onto Varsity Park! With over 2800+ of developed space throughout this is a perfect home for empty nesters or a growing family with its 5 bedrooms. The main floor had a significant renovation approximately 14 years ago. New flooring on the main, the kitchen was opened up with new cabinets, granite counter tops, and of course appliances. The front living room has a gas fireplace that is ideal for our cooler winters. There is a 2nd living room at the rear of the home with vaulted ceilings, carpeted and is truly a super place to relax! The primary bedroom is large with its own 3 piece ensuite (walk in shower) and is located in a quiet part of the home. There are 2 additional bedrooms with a 4 piece bathroom. The basement has had a complete makeover and has 2 large bedrooms on opposite sides. There is a large rec room that can be used for a number of things. Laundry is located on this level. There is a room off the stairs that could be an office if one wishes. There are 2 storage locations. Some recent upgrades include new roof 2018, AC 2009, Bay Window 2013, Kitchen 2008, washer/dryer 2020 & water tank 2021. The garage is attached, oversized and has a vent from the home that provides heat. In addition, there is a sun room off the kitchen that is great for reading. Note: sunroom was done by the previous home owner not current. Walk out your yard into one of Varsity's largest dog parks. The ravine leads to the Dalhousie



C-train station or 53rd street. Home is quick access to Shaganappi, and a very short drive to Market Mall or the ever growing University District!

Built in 1966

### Essential Information

MLS® #	A2229482
Price	\$1,249,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,814
Acres	0.15
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5003 Viceroy Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0V2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Insert
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Backs on to Park/Green Space, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 11th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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