5112 Viceroy Drive NW

Calgary | Active | MLS® A2343927

$729,500









Bedrooms	Bathrooms	Year Built	Living area
6	**3**	**1967**	**1,439 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Blue Sky

A closer look

2-BEDROOM BASEMENT LEGAL SUITE | NEW DECK | NEW PAINT | NEW FLOORS | OVER 2,300 SQ. FT. DEVELOPED LIVING SPACE | OUTSTANDING VALUE Welcome to Varsity! This well-located property offers 5 bedrooms, 2.5 bathrooms, and over 2,200 sq. ft. of developed living space, making it an excellent opportunity for homeowners, investors, or those looking for additional rental income. The main floor features 3 bedrooms and 1.5 bathrooms, including a convenient 2-piece ensuite in the primary bedroom. The lower level offers a renovated 2-bedroom basement legal suite, with its own separate laundry, full bathroom, stainless steel appliances, and a spacious open-concept living area. Previous rents were $2,600 for the main level and $2,200 for the basement legal suite, providing strong income potential. Enjoy a large backyard with prime lot with fruit trees and a fantastic Varsity location close to parks, schools, shopping, and public transit. Priced well below the City of Calgary assessed value-don’t miss this opportunity! Call today to book your private showing.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343927
Bedrooms	6
Bathrooms	3
Year Built	1967
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,439 sq. ft.
Main Level Finished Area:	1,439 sq. ft.
Acreage:	No

Lot Area:	6,372 sq. ft.
Lot Frontage:	58'2"
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	7
Year built:	1967 (Age: 59)
Bedrooms:	6 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	3
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	4308JK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	2

Parking:	Carport
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Varsity
Appliances:	Dryer, Microwave, Refrigerator, Stove(s), Washer
Inclusions:	Refrigerator, stove, microwave, washer, dryer
Restrictions:	None Known
Main Floor	Entrance · 8'2" × 6'3" ·
Main Floor	Dining Room · 8'5" × 8'3" ·
Main Floor	Living Room · 15'8" × 11'11" ·
Main Floor	Laundry · 3'4" × 3' ·
Main Floor	Sunroom/Solarium · 12'3" × 12' ·
Main Floor	Kitchen · 15'8" × 9'11" ·
Main Floor	Bedroom · 12'1" × 10'1" ·
Main Floor	Bedroom · 11'6" × 9'10" ·
Main Floor	Walk-In Closet · 5' × 4'2" ·
Main Floor	Bedroom - Primary · 12'9" × 10'5" ·
Basement	Kitchen · 11'9" × 8'9" ·
Basement	Laundry · 12'6" × 9'6" ·
Basement	Bedroom · 11'11" × 9'11" ·
Basement	Family Room · 16'8" × 11'11" ·
Basement	Bedroom · 14'7" × 11'11" ·
Basement	Bedroom · 14'11" × 11'9" ·
Title to Land:	Fee Simple

Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Closet Organizers, See Remarks
Exterior Features:	Garden, Private Entrance
Patio And Porch Features:	Deck, See Remarks
Lot Features:	Few Trees, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Sep 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/5112-viceroy-drive-nw-calgary-a2343927/

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