



**GRASSROOTS**

REALTY GROUP

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**5212 Valiant Drive NW  
Calgary, Alberta**

**MLS # A2322183**



**\$842,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,205 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** None

Welcome to this beautifully refreshed bi-level in Varsity &mdash; one of NW Calgary's most established and sought-after communities. Minutes from the University of Calgary, Market Mall, Bowmont Natural Park, ravines, golf courses, playgrounds and scenic pathways, with three top-rated schools in the neighbourhood, this location truly delivers. This home offers 4 bedrooms and 2.5 bathrooms, featuring a thoughtfully designed layout and abundant storage throughout. The open-concept main floor features a bright living room with custom built-in shelving, flowing into a beautifully renovated high-end kitchen showcasing a stunning Labrador granite island. The updates include hardwood flooring, doors and carpet replaced, double-pane windows, and a new hot water tank (2025), making the home move-in-ready. Downstairs, the finished basement extends the living space with a cozy rumpus room anchored by an electric fireplace and a striking statement brick accent wall &mdash; the perfect spot to unwind or entertain. A dedicated home office provides a quiet space to work from home, an additional bedroom, and a finished basement bathroom with a heated floor, add a touch of everyday luxury. Outside, an oversized double-detached garage provides exceptional space for parking, storage, or a workshop setup. With its prime Varsity location near top-rated public and private schools, shopping, parks, and easy access to Crowchild and Shaganappi Trail, this updated bi-level offers comfort, character, and flexible living space in one of Calgary's most desirable NW communities. Call your favourite Realtor to book your showing today!