



GRASSROOTS
REALTY GROUP

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5004 Valiant Drive NW
Calgary, Alberta

MLS # A2339483



\$929,900

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,150 sq.ft.	Age:	1967 (59 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	na
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DSSP APPROVED | DEVELOPMENT LOT | DEVELOPMENT PERMIT APPROVED | SHOVEL READY TO BUILD 4 TOWNHOUSES WITH 4 BASEMENT SUITES. Located in Calgary's premier and highly sought-after community of Varsity, just minutes from the University of Calgary, Foothills Hospital, Market Mall, and the LRT, this property presents a RARE investment and development opportunity. Take ADVANTAGE of the already approved Development Permit and begin construction immediately, saving valuable time, costs, and uncertainty in the planning process. The existing home features 6 bedrooms, offering excellent holding income potential by renting out individual rooms while preparing for redevelopment. Whether you are an investor, builder, or developer, this is a turnkey opportunity in one of Calgary's most established and desirable neighbourhoods with strong long-term demand and exceptional future potential.