



GRASSROOTS
REALTY GROUP

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5212 Valiant Drive NW
Calgary, Alberta

MLS # A2348497



\$799,900

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

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		
Inclusions:	None		

Welcome to this beautifully refreshed bi-level in Varsity, 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, and three top-rated schools, this location truly delivers. This move-in-ready home offers 4 bedrooms and 2.5 bathrooms with a thoughtfully designed layout and abundant storage. The freshly painted main floor flows from a bright living room with custom built-in shelving into a renovated high-end kitchen with a stunning Labrador granite island. Updates completed over time include hardwood flooring, new doors and carpet, and double-pane windows. Downstairs, the finished basement features a cozy rumpus room with an electric fireplace and striking brick accent wall, a home office, an additional bedroom, and a bathroom with heated floors. Outside, the exterior wood soffits, fascia, and fence have all been freshly painted, giving the home strong curb appeal. The extra-wide paved back alley makes vehicle maneuvering easy, and the oversized double-detached garage offers space for parking, storage, or a workshop. Located steps from top-rated schools, shopping, parks, and easy access to Crowchild and Shaganappi Trail, this home has been genuinely cared for and is ready for its next family. Call your favourite REALTOR® to book your showing today!