

5212 Valiant Drive NW
Calgary, Alberta

MLS # A2322183



\$842,000

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, 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 — 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!