



GRASSROOTS
REALTY GROUP

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4812 Valiant Drive NW
Calgary, Alberta

MLS # A2254861



\$779,900

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,357 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Garage Door Opener, Oversized, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Lawn, Level, Many Trees, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

Inclusions: Shed, Firewood, Firepit, Greenhouse/Larger Shed (as is)

**** Please click on "Videos" for 3D tour **** Fantastic bungalow on a whisper quiet street in very desirable Varsity! Amazing features include: 3+1 bedrooms (potential for a 4th), 3 full bathrooms, large yard with mature trees, over 2700 sq ft of developed space, oversized single garage and huge driveway, primary 4-piece en suite bathroom, patio & fire pit, wood burning fireplace (inspected & certified 2023), rough-in for bar in basement, lots of storage, newer HE furnace (2022), newer roof (2021), newer fridge & washer/dryer and much more! Location is a 10 out of 10 - very large/private yard, close to all major routes, walk to the bus stop & the LRT station and minutes to Market Mall/Children's Hospital/University of Calgary! Clean, vacant and ready for new owners!