



GRASSROOTS
REALTY GROUP

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5219 Valiant Drive NW
Calgary, Alberta

MLS # A2263796



\$899,900

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,123 sq.ft.	Age:	1967 (58 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

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

Inclusions: Basement: Electric Stove, Range Hood, Refrigerator, Upper Fireplace TV Bracket

This beautifully renovated bungalow on a sunny corner lot in Varsity is the kind of home that instantly stands out! With timeless curb appeal, central A/C, a bright open layout, and a 2-bedroom basement illegal suite with an additional 3 bedrooms on the main floor, it offers incredible flexibility for families or investors alike. Inside, the living room features an elegant, tiled fireplace wall and a large picture window, flowing effortlessly into a stylish dining nook and a show-stopping kitchen with quartz countertops, a central island, stainless steel appliances, a gas range with pot filler, and a glass tiled backsplash. Three spacious bedrooms and a spa-inspired 4-piece bath complete the main level. Downstairs, the well-designed basement illegal suite includes a full kitchen, a cozy rec room with a gas fireplace, two bedrooms, and a 4-piece bath—perfect for multi-generational living or rental income. Enjoy a large, fenced yard, rear deck, and single detached garage with additional covered parking for two vehicles, which could be converted into a full garage if desired. Thoughtful updates over the years include new appliances (2023) on the main floor, new furnace (2020), new water tank (2020), new 100-amp panel (2021), and new roof (2017 house / 2021 garage). Located close to Market Mall, U of C, parks, and top-rated schools in the highly desirable community of Varsity.