



GRASSROOTS
REALTY GROUP

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5116 Valiant Place NW
Calgary, Alberta

MLS # A2279266



\$799,900

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,352 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot, View		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: One garage remote, garage heater, shed, all inclusions are as is

OPEN HOUSE SATURDAY 11-3:30 PM ! COME CHECK OUT A VERY RARE OPPORTUNITY- A TRIPLE CAR GARAGE with a Mechanic pit !!! Welcome to this tastefully maintained 4-bedroom bungalow located in the highly sought-after community of Varsity, one of Calgary's most established and desirable neighbourhoods. Set on a massive lot with a green belt directly in front, this home offers a rare combination of privacy, space, and unbeatable convenience. Step inside to a warm and inviting main floor featuring a well-designed layout filled with natural light from the updated windows throughout. The updated kitchen is both functional and stylish, offering modern cabinetry, slow close cabinet doors, quality finishes, quartz counters, sufficient counter space and room to gather—perfect for everyday living and entertaining. A total of four generously sized bedrooms, including a primary bedroom with an ensuite, provide flexibility for growing families, guests, or home office needs. The home's overall condition reflects years of thoughtful care and pride of ownership and has been tastefully maintained. The fully finished basement offers a separate entrance, huge bedroom with a large bedroom window, 4 piece bathroom, laundry and a second flex room that has been used as a bedroom. Entertain all your guests or just hang with your family in this massive family room with cozy wood burning fireplace. A true highlight of this property is the MECHANICS DREAM HEATED TRIPLE CAR GARAGE. This offers a full length mechanics pit, 10.5 ft high overhead doors, over 11 ft high ceilings, and has a toilet! Whether you're a car enthusiast, hobbyist, or simply in need of exceptional storage and workspace, this garage delivers year-round comfort, space, and versatility rarely found in the area. Outside, the expansive lot offers

endless potential for outdoor enjoyment, gardening, and interlocking patio area and all while enjoying the open views and added separation provided by the green belt. The front-facing green space enhances the sense of tranquility and creates a welcoming setting for daily walks and outdoor activities. Ideally located just minutes from Market Mall, Alberta Children's Hospital, exceptional schools, parks, transit, golf, the University District and U of C. This property combines a peaceful residential atmosphere with exceptional access to amenities. Whether you're looking to move right in, renovate, or invest in a premier location, this Varsity bungalow presents an outstanding opportunity in a timeless community.