



GRASSROOTS
REALTY GROUP

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5315 Valiant Drive NW
Calgary, Alberta

MLS # A2280764



\$875,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,658 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: None

OPEN HOUSE SAT. JAN. 24 11-3 PM Opportunity is Knocking!!! A Rare Find!!! A large 1658 sq. ft. home livable as is, update, or renovate to your hearts content. This BILEVEL style home means LARGER basement windows. The massive family room with OPEN BEAM and VAULTED CEILING, as well as a natural stone FIREPLACE, is open to the kitchen and becomes the HEART OF THE HOME. A perfect spot for memory making! The ample sized kitchen allows room for a family table, features plenty of cupboards and drawers as well as a built-in PANTRY with pull out shelves. The large living room, dining room and 3 bedrooms up all feature newer hardwood floors. Step out to the large COVERED south facing DECK with a gas line barbeque hook up, a perfect shelter from snow, rain and summer heat. From the foyer and down the staircase you will find the massive recreation room, a separate den, a 4th bedroom as well as a 3 piece bathroom. From the family room, down the spiral staircase you will find the FLEX room and another 3 piece bathroom. This area with a separate gas furnace is ready for your creative ideas. Outside into the SUNNY SOUTH FACING BACKYARD, ready for your enjoyment and summer garden. The HEATED and OVERSIZED (25'4" x 23'4") garage will house your vehicles and leave you plenty of room for your work space. A short 5 minute walk to fabulous BOWMONT PARK, a 405 acre natural environment park along the north bank of the Bow River, allows you and your family plenty of enjoyable outdoor time, so close by! 3 schools nearby, Marion Carson K-6 Regular and K-4 Chinese Mandarin (Public), F E Osborne 6-9 Regular and Early French Immersion (Public), St. Vincent de Paul Regular Elementary and Jr High (Separate). All of this in the fantastic and highly DESIRABLE community of VARSITY!

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