



**5219 Valiant Drive NW  
Calgary, Alberta**

**MLS # A2292421**



**\$889,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,124 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Drive Through, Oversized, See Remarks, Single Garage Detached, T		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Separate Entrance, Stone Counters, Vinyl Windows		

**Inclusions:** Electric stove, range hood, upper fireplace tv bracket

Rare opportunity in the heart of Varsity! This beautifully updated bungalow sits on a sunny corner lot just steps from three highly regarded schools&mdash;F.E. Osborne, St. Vincent de Paul, and Marion Carson School&mdash; and offers outstanding versatility with three bedrooms on the main floor plus a well-designed two-bedroom illegal basement suite. Whether you are looking for a family home, multi-generational living, or additional income potential, this property offers exceptional flexibility in one of northwest Calgary&rsquo;s most sought-after communities. The main level is bright and welcoming, featuring a spacious open-concept layout filled with natural light. The living room showcases a striking tiled fireplace feature wall and a large picture window overlooking the quiet street. The space flows seamlessly into the dining area and beautifully appointed kitchen complete with quartz countertops, central island, stainless steel appliances, gas range with pot filler, under cabinet lighting and glass tile backsplash&mdash;perfect for both everyday living and entertaining. Three generous bedrooms and a stylish four-piece bathroom complete the main floor. The lower level offers excellent functionality with a two-bedroom illegal suite that includes its own kitchen, comfortable media/recreational room with gas fireplace, and a four-piece bathroom&mdash;an ideal setup for extended family or rental income. Outside, enjoy the large fenced yard and rear deck, perfect for relaxing or hosting summer gatherings. The property also includes a single detached garage plus additional covered parking, which could easily be converted into a larger garage if desired. Important updates over the years include furnace, hot water tank, shingles, upgraded electrical panel, and central air conditioning. Conveniently located close to Market Mall, two hospitals, the University of

Calgary, parks, Bow River, pathways, and an array of amenities, this property offers the perfect balance of natural tranquility and urban convenience. Don't miss this extraordinary opportunity to own a piece of paradise in one of NW Calgary's most coveted communities. Click on the video in the media link and book your private showing to view this exceptional opportunity.