



5219 Valiant Drive Calgary Alberta

\$910,000

Open House March 14, 1-3pm Rare opportunity in the heart of Varsity! This beautifully updated bungalow sits on a sunny corner lot just steps from three highly regarded schools--F.E. Osborne, St. Vincent de Paul, and Marion Carson School-- 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'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--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--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 Cal...

Listing Presented By:



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Recreational, Games room 27.00 Ft x 12.67 Ft

Bedroom 13.33 Ft x 8.50 Ft

Bedroom 16.42 Ft x 6.67 Ft

Laundry room 8.00 Ft x 5.92 Ft

4pc Bathroom 12.92 Ft x 9.50 Ft

Kitchen 11.83 Ft x 10.58 Ft

Dining room 9.25 Ft x 8.67 Ft

4pc Bathroom 9.42 Ft x 4.92 Ft

Foyer 9.50 Ft x 4.17 Ft

Primary Bedroom 14.33 Ft x 10.08 Ft

Bedroom 11.08 Ft x 9.08 Ft

Bedroom 12.58 Ft x 9.50 Ft

