

# \$724,900 - 4943 Valiant Drive Nw, Calgary

MLS® #A2212790

**\$724,900**

5 Bedroom, 2.00 Bathroom, 1,140 sqft

Residential on 0.12 Acres

Varsity, Calgary, Alberta

Location, Location, Location! This well-maintained home is perfectly situated in the highly sought-after community of Varsity, offering incredible walkability and convenience. Just steps away from Market Mall, schools, parks and greenspaces and a short commute to the University of Calgary, and the Children's Hospital, this location is second to none. With over 1100 sq. ft. of space on the main level, this home features hardwood flooring, a bright and spacious living room with a large west-facing window, kitchen with eating area that opens directly onto the back deck, perfect for enjoying morning coffee or summer BBQs, three good sized bedrooms and an updated bathroom with soaker tub. Downstairs, the fully developed basement includes a separate entrance and offers exceptional versatility, featuring a large family/rec room with fireplace, two additional bedrooms (note: require egress windows), a bathroom, laundry, and ample storage space. The mature corner lot includes a double detached garage with built-in storage, sunny south backyard with a firepit area, gated access for a small trailer or RV and offers tremendous redevelopment potential in the years to come (with city approval and zoning). This home has seen numerous updates over the years, including a newer furnace, hot water tank, main floor windows, roof, and eaves and is in excellent condition. Offering both convenience and long-term value, don't miss your opportunity to live in the fantastic



community of Varsity!

Built in 1967

**Essential Information**

MLS® #	A2212790
Price	\$724,900
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,140
Acres	0.12
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	4943 Valiant Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0Y4

**Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, RV Access/Parking
# of Garages	2

**Interior**

Interior Features	Storage, Separate Entrance
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Freezer, Portable Dishwasher
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Basement, Brick Facing, Family Room, Mantle, Wood Burning, Raised Hearth
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Private, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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