

# \$899,900 - 5219 Valiant Drive Nw, Calgary

MLS® #A2263796

**\$899,900**

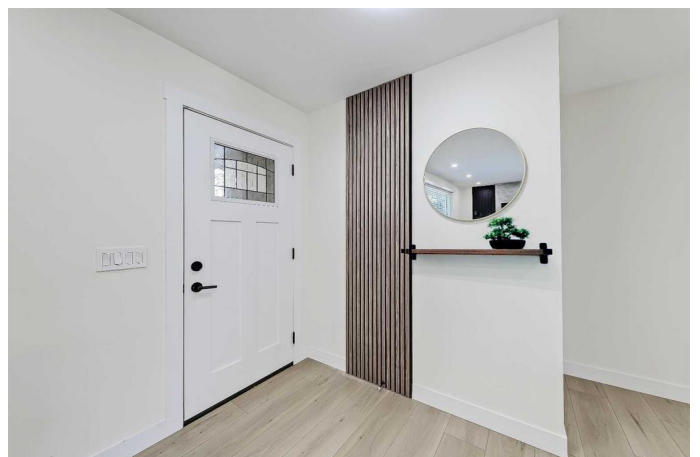
5 Bedroom, 2.00 Bathroom, 1,123 sqft

Residential on 0.14 Acres

Varsity, Calgary, Alberta

This beautifully renovated bungalow on a sunny corner lot in Varsity is the kind of home that instantly stands out! With timeless curb appeal, central A/C, a bright open layout, and a 2-bedroom basement illegal suite with an additional 3 bedrooms on the main floor, it offers incredible flexibility for families or investors alike. Inside, the living room features an elegant, tiled fireplace wall and a large picture window, flowing effortlessly into a stylish dining nook and a show-stopping kitchen with quartz countertops, a central island, stainless steel appliances, a gas range with pot filler, and a glass tiled backsplash. Three spacious bedrooms and a spa-inspired 4-piece bath complete the main level. Downstairs, the well-designed basement illegal suite includes a kitchen, a cozy rec room with a gas fireplace, two bedrooms, and a 4-piece bath—perfect for multi-generational living or rental income. Enjoy a large, fenced yard, rear deck, and single detached garage with additional covered parking for two vehicles, which could be converted into a full garage if desired. Thoughtful updates over the years include new upstairs appliances (2023) and central A/C (2024) on the main floor, new furnace (2020), new water tank (2020), new 100-amp panel (2021), and new roof (2017 house / 2021 garage). Located close to Market Mall, U of C, parks, and top-rated schools in the highly desirable community of Varsity.

Built in 1967



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263796    |
| Price          | \$899,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,123       |
| Acres          | 0.14        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5219 Valiant Drive Nw |
| Subdivision | Varsity               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3A 0Y6               |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, See Remarks                                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Gas Stove |
| Heating           | Forced Air, Natural Gas                                                                                    |
| Cooling           | Central Air                                                                                                |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 2                                                                                                          |
| Fireplaces        | Electric, Gas                                                                                              |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full                                                                                                       |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Corner Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Brick, Stucco, Wood Frame        |
| Foundation        | Poured Concrete                  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 21                 |
| Zoning         | R-CG               |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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