

# \$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 | Separate Entrance, Storage  |
| Appliances        | Dryer, Electric Stove, Freezer, Refrigerator, Washer, 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 | 14               |
| Zoning         | R-CG             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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