

\$750,000 - 4904 Valiant Drive Nw, Calgary

MLS® #A2239024

\$750,000

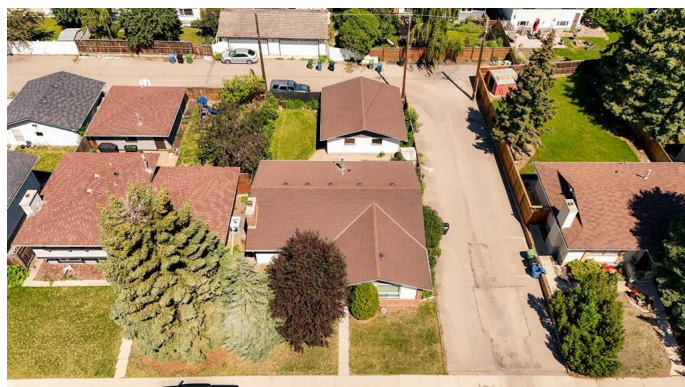
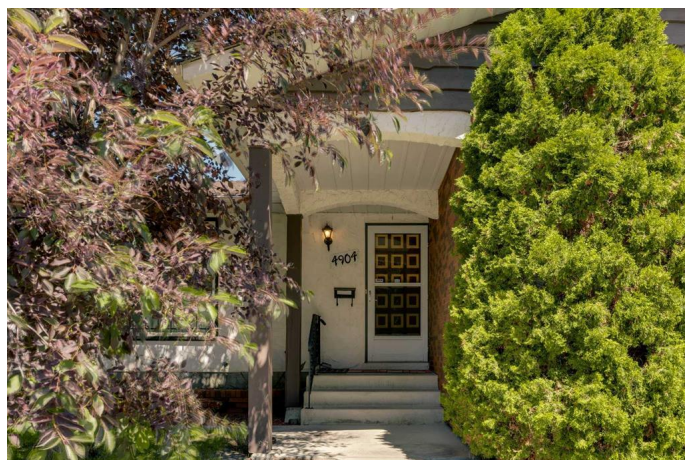
4 Bedroom, 3.00 Bathroom, 1,490 sqft

Residential on 0.12 Acres

Varsity, Calgary, Alberta

LOCATED ON A QUIET STREET | 1,490
SQFT BUNGALOW | 25ft x 23ft OVERSIZED
GARAGE | 4 BED | 3 BATH | PRIVATE
BACKYARD WITH ALLEY ACCESS |

Welcome to this beautifully maintained, south-facing home nestled in the heart of the highly desirable Varsity community—where lifestyle, convenience, and opportunity converge. Just steps from Market Mall, parks, schools, and green spaces, and only minutes to the University of Calgary and the Children’s Hospital, this location truly offers it all. Boasting 1,490 sq. ft. above grade, this thoughtfully designed home offers a versatile layout ideal for families, students, or savvy investors alike. The blueprint-style floor plan is bursting with potential and showcases four spacious bedrooms and three bathrooms, all framed by updated vinyl windows that fill the home with natural light. Step into a warm and inviting living room anchored by a classic brick, wood-burning fireplace, perfect for cozy evenings. The generous main floor flows seamlessly into a bright and upgraded kitchen complete with granite countertops and a sunny breakfast nook overlooking the private backyard. Downstairs, discover a fully developed basement with rear access from the mudroom—ideal for multigenerational living or a potential suite (subject to city approval). The basement features an expansive recreation room, an additional bedroom, a full 3-piece bathroom, a laundry area, and ample storage space. Whether you're looking for your



forever home or a smart investment this Varsity beauty delivers comfort, character, and convenience in one compelling package. Don't miss your chance to own a piece of one of Calgary's most prestigious communities!

Built in 1973

Essential Information

MLS® #	A2239024
Price	\$750,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,490
Acres	0.12
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4904 Valiant Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A1X2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Oversized, Paved, Secured
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Vinyl Windows
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Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard, Storage
Lot Description	Back Yard, Landscaped, Level, Private
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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