# 4808 Valiant Drive NW

Calgary | Active | MLS® A2349557

**$775,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **3** | **1973** | **1,160 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX Real Estate (Mountain View)

# A closer look

***Open House - Saturday November 21st, 2-4pm*** First time ever offered for sale with over 2100 Sq ft of living space this meticulously maintained original owner home showcases an incredible level of pride of ownership in one of NW Calgary's most sought-after communities. Rare for this part of Varsity at this price point the property features an oversized front attached garage with no back alley, all while being just steps to Market Mall and minutes from the vibrant University District, the University of Calgary, Alberta Children's Hospital, and Foothills Medical Centre. Families will also appreciate being within walking distance to highly regarded schools including F.E. Osborne, St. Vincent de Paul, and Marion Carson School, along with nearby parks, the Bow River pathway system, and countless amenities. Inside, the spotless four-level split offers a functional and timeless layout with hardwood flooring, knockdown ceilings, recessed lighting, and granite countertops. The oak kitchen is filled with natural light and features patio doors leading to a spacious two-tier sundeck overlooking the huge mature backyard with towering trees, creating a private outdoor retreat rarely found in this location. Upstairs offers three bedrooms, including a primary bedroom with its own private 2-piece ensuite, along with a well-maintained 4-piece bathroom complete with a jacuzzi tub. The lower level features a spacious family room, a full 3-piece bathroom, direct access to the garage, and a separate walk-up entrance to the backyard, offering flexibility for future possibilities. The basement level adds an additional large recreation room perfect for a games area, media room, gym, or hobby space. Additional highlights include a durable concrete tile roof, patio some windows have been updated to vinyl. This is an exceptional opportunity to own a lovingly maintained home in an unbeatable Varsity location close to everything. Click on the video in the media link and book your private showing today!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2349557 |
| **Bedrooms** | 3 |
| **Bathrooms** | 3 |
| **Year Built** | 1973 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |

| | |
|---|---|
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 4 Level Split |
| **Total Living Area:** | 1,160 sq. ft. |
| **Main Level Finished Area:** | 600 sq. ft. |
| **Upper Level Finished Area:** | 560 sq. ft. |
| **Below Grade Finished Area:** | 946.3 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 6,512 sq. ft. |
| **Lot Frontage:** | 57'5" |
| **Front Exposure:** | South |
| **Levels:** | 4 Level Split |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 1973 (Age: 53) |
| **Bedrooms:** | 3 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 3.0 (Full:2, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 1683LK |
| **Heating:** | Forced Air |
| **Basement:** | Full, Finished, Other, Separate/Exterior Entry, Walk Up, Drop Ceiling |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Vinyl Siding |
| **Structure Type:** | House |

| | |
|---|---|
| **Roof:** | Concrete |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Hardwood, Tile |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached, Oversized |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | In Basement |
| **City Quadrant:** | Northwest |
| **Community:** | Varsity |
| **Appliances:** | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| **Inclusions:** | Shed |
| **Restrictions:** | None Known |
| **Main Floor** | Kitchen · 12'10" × 12'6" · |
| **Main Floor** | Living Room · 16'6" × 14'5" · |
| **Main Floor** | Dining Room · 12'2" × 8'9" · |
| **Main Floor** | Foyer · 5'8" × 4'9" · |
| **2nd Floor** | Bedroom - Primary · 11'10" × 11'5" · |
| **2nd Floor** | Bedroom · 10'4" × 9'6" · |
| **2nd Floor** | Bedroom · 11'4" × 9'6" · |
| **Lower Level** | Family Room · 23'10" × 20'3" · |

| | |
|---|---|
| **Lower Level** | Game Room · 24'11" × 18'9" · |
| **Lower Level** | Furnace/Utility Room · 11'8" × 11'2" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths |
| **Interior Features:** | Kitchen Island, Natural Woodwork, See Remarks |
| **Exterior Features:** | Other, Private Yard |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Cul-De-Sac, Many Trees |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NW |
| **Zoning:** | R-C! |
| **Listed Date:** | Oct 01, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4808-valiant-drive-nw-calgary-a2349557/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.