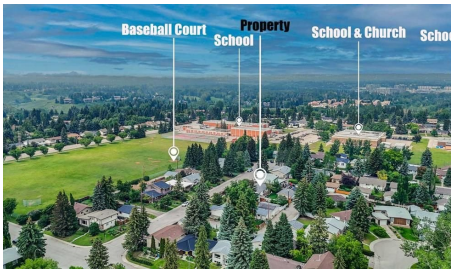
5212 Valiant Drive NW

Calgary | Active | MLS® A2348497

$779,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1967**	**1,204.99 sq. ft.**

Your next move starts with a conversation.

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Listed by One Percent Realty

A closer look

Welcome to this beautifully refreshed bi-level in Varsity, one of NW Calgary's most established and desirable communities!

Imagine coming home to a bright, inviting space in a location that truly has it all. Just minutes from the University of Calgary, Market Mall, Bowmont Natural Park, scenic ravines, golf courses and nearby schools, this home offers an exceptional blend of comfort, convenience and community living.

Step inside and discover a thoughtfully designed home offering 4 bedrooms and 2.5 bathrooms, with plenty of room for the whole family. The freshly painted main floor welcomes you with a bright living room featuring custom built-in shelving, flowing naturally into the dining area and beautifully renovated kitchen. A stunning Labrador granite island takes centre stage, while the kitchen's direct connection to the dining area and backyard view make everyday living and entertaining a pleasure.

Over the years, this home has been thoughtfully updated with hardwood flooring, new doors and carpet, and double-pane windows, adding to its warmth and appeal.

Head downstairs, where the finished basement offers even more room to spread out. Picture cozy family evenings in the spacious rumpus room, complete with an electric fireplace and striking brick accent wall. You'll also find a dedicated home office, an additional bedroom and a bathroom with heated floors. Whether accommodating teenagers, welcoming overnight guests or creating a comfortable work-from-home space, this versatile lower level offers options for every stage of family life.

Step outside to a backyard with room for children to play and space to unwind and enjoy a peaceful outdoor retreat. The deck and landscaped yard create a welcoming setting to enjoy the outdoors. Freshly painted wood soffits, fascia and fencing add to the home's attractive curb appeal.

For added convenience, the oversized double-detached garage offers plenty of room for parking, storage, or a workshop, while the extra-wide paved back alley makes coming and going easy.

With parks, shopping, schools, and recreational amenities nearby, plus convenient access to Crowchild Trail and Shaganappi Trail, this home brings together space, comfort, and an established NW Calgary location.

Lovingly cared for and ready for its next chapter, this Varsity home is waiting for its next family to make it their own. Call your favourite REALTOR® to book your private showing today!

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2348497
Bedrooms	4
Bathrooms	3
Year Built	1967
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:	Bi-Level
Total Living Area:	1,204.99 sq. ft.
Main Level Finished Area:	1,204.99 sq. ft.
Below Grade Finished Area:	1,119.1 sq. ft.
Acreage:	No
Lot Area:	5,500 sq. ft.
Lot Frontage:	15'2 7/8 "
Front Exposure:	South
Unit Exposure:	South
Levels:	Bi-Level
Total Rooms Above Grade:	7
Year built:	1967 (Age: 59)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3

Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	4263JK
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Oversized
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Laundry Room
City Quadrant:	Northwest
Community:	Varsity
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	None

Restrictions:	Utility Right Of Way
Main Floor	Living Room · 18'1" × 12'2" ·
Main Floor	Dining Room · 12'4" × 7'10" ·
Main Floor	Kitchen · 13'3" × 12'4" ·
Main Floor	Foyer · 6'10" × 3'8" ·
Main Floor	Bedroom - Primary · 12' × 10'7" ·
Main Floor	Bedroom · 12' × 9'7" ·
Main Floor	Bedroom · 12' × 9'8" ·
Basement	Family Room · 18'10" × 13'1" ·
Basement	Bedroom · 29'2" × 11'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows
Exterior Features:	Garden, Lighting, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Oct 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/5212-valiant-drive-nw-calgary-a2348497/

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

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