

\$729,900 - 4804 Valiant Drive Nw, Calgary

MLS® #A2088987

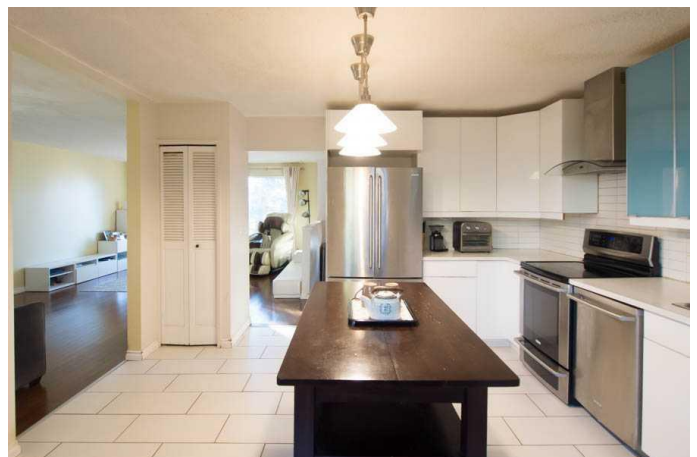
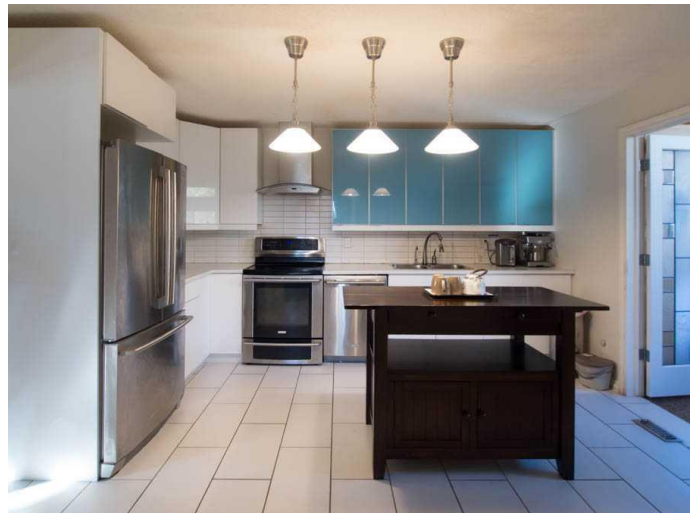
\$729,900

4 Bedroom, 3.00 Bathroom, 1,593 sqft

Residential on 0.13 Acres

Varsity, Calgary, Alberta

**** SPACIOUS BI-LEVEL VARSITY!! **** Here it is if you are searching for a large bi-level almost 1600sf main floor with a **DOUBLE ATTACHED GARAGE** and **FULLY FINISHED BASEMENT w/ 2ND KITCHEN** (could be set up as separate suite illegal), located on the end of a cul-de-sac with lots of street parking and no houses to the right of this property, this location is amazingly convenient within blocks to shopping plaza and Market Mall, easy access to University of Calgary, all levels of schools, several malls nearby, and fast access into downtown Calgary. Total of 3 bedrooms upstairs with 2 full bathrooms, plus an oversized solarium family room adjacent to the renovated **MODERN KITCHEN** that has plenty of space to cook and entertain family and guests, with nice tile and beautiful hardwood flooring throughout. Note the main floor also has its own washer dryer, very convenient since the lower level has a secondary laundry space in the mechanical room, along with 2 large rooms which can both be bedrooms or 1 large living room with a bedroom, a 4 piece full bathroom, storage closets throughout and a large kitchen dining area with stairs connecting back up to the main floor solarium. Great for large families, or given its proximity to University, there are options like live up and rent out to students downstairs. A treed private backyard and a paved front driveway completes this **LARGE 2500SF FULLY FINISHED BILEVEL** with front double attached garage. Come view today!



Built in 1973

Essential Information

MLS® #	A2088987
Price	\$729,900
Sold Price	\$705,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,593
Acres	0.13
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	4804 Valiant Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A1X2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Faces Front

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Natural Woodwork
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Low Maintenance Landscape, Street Lighting, Subdivided, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2023
Date Sold	November 17th, 2023
Days on Market	28
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	GRAND REALTY
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