



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5576 DALHART Hill, Calgary T3A 1S9**

MLS®#: **A2144818**

Area: **Dalhousie**

Listing Date: **06/28/24**

List Price: **\$699,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1972**

Finished Floor Area

Abv Sqft: **1,128**

Low Sqft:

Ttl Sqft: **1,128**

Lot Information

Lot Sz Ar: **7,491 sqft**

Lot Shape:

DOM

**7**

Layout

Beds: **4 (3 1 )**

Baths: **2.0 (2 0)**

Style: **4 Level Split**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Cul-De-Sac,Gazebo,Landscaped,Rectangular Lot**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Barbecue**

Construction:

**Cedar**

Flooring:

**Carpet,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**

Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Separate Entrance**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>11`8" x 10`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 13`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`8" x 10`10"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`6" x 7`6"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>9`8" x 9`9"</b>
<b>Storage</b>	<b>Lower</b>	<b>10`9" x 10`10"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Family Room</b>	<b>Main</b>	<b>11`9" x 11`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`9" x 8`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`10" x 9`8"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>5`4" x 6`3"</b>
<b>Game Room</b>	<b>Lower</b>	<b>13`11" x 10`10"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**390LK**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Welcome to a well cared for 4-level split on one of the quietest streets in West Dalhousie. This ORIGINAL OWNER property is hitting the market for the first time. This west facing backyard backs onto a pathway (common in the area) and has a very wide lot. The home is a great starter home for young professionals and to raise a family in. Upper level has 3 bedrooms and a 4 piece bathroom. Main floor has a large living room with dining room. Kitchen was updated years ago. 3rd level has a 3 piece bathroom + a bedroom. A rec room with wood burning fireplace. 4th level can be used for storage or another bedroom. Laundry on this level. Home is walking distance to an elementary school and not far from Dalhousie C-train station. Home is perfect if you wish to live on a nice quiet street.**

Inclusions:  
Property Listed By:

**greenhouse & BBQ  
RE/MAX Real Estate (Mountain View)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















