



THE
A-TEAM

**RE/MAX
FIRST**

6140 DALMARNOCK Crescent, Calgary T3A1H2

MLS® #: **A2155403**

Area: **Dalhousie**

Listing Date: **08/06/24**

List Price: **\$799,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1969**

Finished Floor Area

Abv Sqft: **1,123**

Low Sqft:

Ttl Sqft: **1,123**

Lot Information

Lot Sz Ar: **6,038 sqft**

Lot Shape:

DOM

43

Layout

Beds: **4 (3 1)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Private,Rectangular Lot,Treed**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Metal Siding ,Stucco**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Range,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Lower	14` 8" x 16` 8"	3pc Bathroom	Main	
Bedroom	Main	10` 0" x 10` 0"	Bedroom	Main	10` 0" x 10` 0"
Bedroom	Main	10` 0" x 10` 0"	3pc Bathroom	Lower	8` 0" x 5` 0"

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **RC1**

Legal Desc:

5767JK

Remarks

Pub Rmks:

The new plans for this house have been submitted to the city of Calgary development and planning for a huge and beautiful home with a total of 6000+ SQ.ft of living space, (main 2191 sq ft, 2nd floor 2073, basement 1855, total - 5 huge bedrooms, gym, attached rear garage, 2 kitchens/spice, 2 rec rooms, office, meditation room, storage and much more) made according to Vaastu/feng shui. please see the plan attached. There are multiple options- you can take from here and finish the build with designs you like, or you can hire a contractor to finish, or the seller-licensed general contractor from the city of Calgary could help with a small fee of 4% to finish your project. (The Architecture and city fees are already paid so NO need to pay any of that - you can always make minor/design changes but for structural changes please act quickly if you like the idea of living in a huge house inside the city in an amazing community like Dalhousie) Or you could just live in/rent/air bnb this beautiful and very well-maintained bungalow. Lot size is 6000+ Sq.ft. with 55 ft front! 3 & 1 bedroom, 2 bath, sunny south back yard, Good sized living room with cozy wood burning fireplace open to a charming dining room, huge backyard with big patio and trees. pictures are old, the house is vacant now and ready to live or rent. exceptional location close to parks, schools, shopping & transit.

Inclusions:

Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings

Property Listed By:

Real Estate Professionals Inc.

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