



THE
A-TEAM

**RE/MAX
FIRST**

5112 DALHAM Crescent, Calgary T3A 1L7

MLS®#: **A2156265**

Area: **Dalhousie**

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

List Price: **\$775,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 01-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1970**

Lot Information

Lot Sz Ar: **8,794 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Brush,Corner Lot,Cul-De-Sac,Few Trees**
Park Feat: **Off Street**

DOM

26
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`3" x 18`0"
Kitchen	Main	12`9" x 12`11"
Bedroom	Main	9`6" x 9`2"
2pc Ensuite bath	Main	
Family Room	Basement	11`9" x 16`3"
4pc Bathroom	Basement	
Bedroom	Basement	10`2" x 12`7"

Room	Level	Dimensions
Dining Room	Main	10`2" x 9`7"
Bedroom	Main	9`6" x 10`6"
Bedroom - Primary	Main	10`2" x 12`11"
4pc Bathroom	Main	
Kitchen	Basement	13`2" x 12`1"
Bedroom	Basement	10`0" x 12`7"

Title: **Fee Simple**
Legal Desc: **6590JK**

Zoning:
R-C1

Remarks

Pub Rmks: **Incredible Opportunity! This stylishly updated family home, complete with a legal basement suite, offers the perfect mix of comfort and practicality. Set on a large, private lot with mature trees, it's just a short walk to Dalhousie C-Train Station, combining convenience with a peaceful setting. The main floor features a bright, open living and dining space with a cozy wood-burning fireplace and expansive views. The master bedroom includes a private half-bath, and there are two additional bedrooms plus a full bathroom. The backyard provides a tranquil, mountain-like atmosphere—your getaway. The fully finished legal basement includes a spacious living area and two additional bedrooms, ideal for extra income or guests. With a new roof, water tank and double furnaces added in 2020, there are still tons of upgrades hard to describe like new flooring and a new kitchen, the home is ready for you to move in with confidence. Located in a family-friendly neighbourhood close to Crowchild Trail, U of C, and all the essentials, this home is a fantastic find. Contact your REALTOR® to book a viewing!**

Inclusions: **none**
Property Listed By: **Homecare Realty Ltd.**

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