



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5716 DALMEAD Crescent, Calgary T3A 1E6**

MLS®#: **A2159679**

Area: **Dalhousie**

Listing Date: **08/22/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1968**

Finished Floor Area

Abv Sqft: **1,161**  
Low Sqft:  
Ttl Sqft: **1,161**

Lot Information

Lot Sz Ar: **5,608 sqft**  
Lot Shape:

DOM

**28**  
Layout  
Beds: **6 (3 3 )**  
Baths: **3.0 (3 0)**  
Style: **4 Level Split**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat:

**Back Lane,Back Yard,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Many Trees,Standard Shaped Lot,Street Lighting,Treed**

Park Feat:

**Alley Access,Carport,Double Garage Detached,Garage Door Opener,Garage Faces Rear,RV Access/Parking,RV Carport**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,ENERGY STAR Qualified Equipment,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Fire Pit,Private Yard,Storage**

Construction: **Cement Fiber Board,Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Dishwasher,Garage Control(s),Instant Hot Water,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer Stacked**  
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 13`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>20`2" x 13`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`1" x 13`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`2" x 6`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>6`5" x 15`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>10`8" x 13`3"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>8`3" x 13`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`0" x 6`4"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>5`10" x 6`8"</b>
<b>Hall</b>	<b>Second</b>	<b>10`2" x 2`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`2" x 11`10"</b>
<b>Hall</b>	<b>Basement</b>	<b>14`5" x 2`11"</b>

<b>Bedroom</b>	<b>Basement</b>	<b>20`2" x 9`9"</b>	<b>Walk-In Closet</b>	<b>Basement</b>	<b>5`6" x 3`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`10" x 13`7"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`10" x 13`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`9" x 10`3"</b>	<b>Family Room</b>	<b>Basement</b>	<b>21`7" x 16`4"</b>
<b>Walk-In Closet</b>	<b>Basement</b>	<b>4`0" x 5`10"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-C1**  
 Legal Desc: **5222JK**

Remarks

Pub Rmks: **Welcome to your dream home in the highly sought-after NW community of Dalhousie! This extensively renovated 4-level split offers over 2,200 square feet of beautifully redeveloped living space, making it perfect for growing families, those who love to entertain, or even as an investment to rent by the room to local university students. With 6 bedrooms (3 up, 3 down) and 3 modern bathrooms, there's ample room for everyone to enjoy. Inside, the home has undergone an extensive renovation in 2024, ensuring a fresh and contemporary feel throughout. Every detail has been carefully considered, from the new casings, baseboards, and doors, to the stylish new flooring that seamlessly blends the main entertaining area to the living areas. The kitchen is a chef's delight, featuring brand-new cabinets, quartz countertops, under-counter and toe-kick lighting, and brand new appliances. All appliances come with manufacturers warranties. The home's interior shines with all new LED lighting, updated plugs and switches, and custom-fabricated black metal handrails, bringing a touch of contemporary elegance to the space. This modern aesthetic extends to the bathrooms, which boast new vanities and sleek quartz surfaces and all new plumbing fixtures. The exterior has been completely modernized, featuring brand new grey smart board, black soft metals, and white vinyl siding on both the house and garage, as well as all new windows and exterior doors throughout. The front yard is completely maintenance free with massive mature trees surrounded by black mulch and faux flower beds. The back yard features a newly installed 6-foot fence all around with three gates offering added privacy and security. As you step out back, the large backyard invites you to relax and entertain. The landscaping has been transformed with fresh sod and a gravel BBQ pit area, perfect for summer back yard gatherings. This outdoor oasis adds to the home's charm, making it an ideal place for both relaxation and entertainment. Set on a generous 521 sq meter lot, this property combines both convenience and comfort. The oversized double detached garage and separate RV carport provide abundant storage for vehicles, toys and/or outdoor gear nestled securely at the base of the rear of the property. Beyond its beauty, this home offers practical updates to ensure your comfort and peace of mind. A high-efficiency furnace and on-demand tankless hot water system, both only 2 years new, provide reliable energy-efficient service and add yet another layer of long-term durability. Located within walking distance of Nose Hill Park, several schools, Calgary transit, and a variety of retail and dining options, this home offers the perfect blend of modern living and neighbourhood convenience. Don't miss the opportunity to make this stunning, fully renovated property your own. Contact us today to schedule a viewing!**

Inclusions: **N/A**  
 Property Listed By: **Stonemere Real Estate Solutions**

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



















