



THE
A-TEAM

**RE/MAX
FIRST**

5524 DALHART Hill, Calgary T3A 1S9

MLS®#: **A2160285** Area: **Dalhousie** Listing Date: **09/10/24** List Price: **\$650,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1972**
Lot Information
 Lot Sz Ar: **6,618 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,154**
 Low Sqft:
 Ttl Sqft: **1,154**

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Few Trees,Gentle Sloping,Landscaped**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **Garden,Private Yard** Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	15`8" x 12`3"	Living Room	Main	19`3" x 12`11"
Dining Room	Main	9`5" x 8`7"	Mud Room	Main	7`0" x 6`5"
Bedroom - Primary	Main	13`4" x 10`6"	Bedroom	Main	9`10" x 8`9"
Bedroom	Main	13`4" x 9`9"	2pc Ensuite bath	Main	4`11" x 4`4"
4pc Bathroom	Main	7`11" x 4`11"	Game Room	Basement	19`6" x 14`3"
Den	Basement	14`2" x 12`8"	Laundry	Basement	13`6" x 12`11"
Workshop	Basement	10`0" x 9`10"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

390LK

Remarks

Pub Rmks: **Open House Saturday September 21 st 1pm to 3 pm. BEST DEAL IN WEST DALHOUSIE!!!! NEW PRICE. DON'T DELAY, VACANT AND READY FOR QUICK POSSESSION. Discover the perfect, starter bungalow located in the highly sought-after community of Dalhousie on the serene west side. This delightful, three-bedroom bungalow is situated on a quiet street with beautiful curb appeal. Just a short walk from schools, the community center, shopping amenities, parks, and the C-train station. Offering 1154 square feet of living space on the main floor plus a full basement. This home is VACANT and ready for a new family to make it their own. Envision bringing your renovation ideas to life in this solidly built home, which boasts many updates including shingles installed in 2008(updated 2023) a furnace replaced in 2005, a new hot water tank in 2016, updated flooring in 2017, and a refreshed main bathroom in 2007. Additionally, a radon test has been conducted with favorable results ensuring a safer living environment. The master suite features a convenient two-piece ensuite bathroom. The kitchen has been tastefully updated with maple cabinets and most of the rear windows have been replaced enhancing natural light. Step outside to a stunning backyard complete with lush trees, manicured gardens, shrubs, and a large patio perfect for family gatherings — all secluded and peaceful. The lower level of the home includes ample storage space, a utility room with laundry facilities, a carpenter's shop area. The generous family room has the potential to add a fourth bedroom in the far west side. Extra amenities include parking accommodations for two cars on the designated pad adjacent to the house. Don't miss this opportunity to create your dream home in a delightful community. Contact your favorite realtor today to schedule a viewing.**

Inclusions:
Property Listed By:

**shed
RE/MAX Real Estate (Mountain View)**

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







