



THE
A-TEAM

**RE/MAX
FIRST**

8 DALZELL Place, Calgary T3A 1H6

MLS®#: **A2165444**

Area: **Dalhousie**

Listing Date: **09/12/24**

List Price: **\$675,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1971**

Lot Information

Lot Sz Ar: **5,920 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot,Lawn,See Remarks,Treed**
Park Feat: **Off Street**

DOM

7

Layout

Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame,Wood Siding**
Flooring: **Carpet,Hardwood,Linoleum,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Bookcases,Built-in Features,Ceiling Fan(s),Sauna**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`11" x 12`0"
Dining Room	Main	9`3" x 9`0"
3pc Ensuite bath	Main	7`3" x 4`5"
Bedroom	Main	9`6" x 9`5"
Mud Room	Main	7`0" x 6`4"
Family Room	Basement	17`3" x 17`1"
Bedroom	Basement	9`8" x 7`10"

Room	Level	Dimensions
Kitchen	Main	15`11" x 9`2"
Bedroom - Primary	Main	12`1" x 10`6"
Bedroom	Main	12`4" x 9`0"
Foyer	Main	12`0" x 4`4"
4pc Bathroom	Main	9`0" x 4`11"
Game Room	Basement	14`6" x 13`10"
Storage	Basement	18`8" x 9`2"

Laundry	Basement	8`10" x 6`8"	3pc Bathroom	Basement	8`4" x 6`1"
Sauna	Basement	8`10" x 5`0"	Furnace/Utility Room	Basement	8`7" x 5`7"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R-C1
Legal Desc:	7851JK

Remarks

Pub Rmks: **Prime Investment or Flip Opportunity in Desirable Dalhousie! Unlock the potential of this well-located 4- bedroom, 2-bathroom bungalow, nestled on a spacious 50' x 110' corner lot in the heart of Dalhousie. Offering 1,214 sq. ft. of living space, this home presents an incredible opportunity for savvy investors or those seeking their next renovation project. just steps away from Dalhousie Elementary School and St. Dominic School, while parks and playgrounds are right around the corner, offering endless activities for children. For outdoor enthusiasts, the community hockey rink, walking paths and close proximity to Nose Hill Park provide the perfect backdrop for year-round recreation. Plus, with quick access to John Laurie Boulevard, getting around the city has never been easier. The surrounding neighborhood is home to a wealth of amenities. From grocery stores and dining options to shopping centers, you'll find everything you need just minutes away. Whether you're taking a quick stroll to the local shops or running errands, Dalhousie's established community offers the ideal blend of suburban peace and urban convenience. Whether you're a first-time investor, an experienced flipper, or someone with a vision for a forever home, this Dalhousie property is a blank canvas awaiting your inspiration. Don't miss this fantastic chance to invest in a vibrant, family-friendly community, with the potential to turn this well-located home into something truly special!**

Inclusions:	N/A
Property Listed By:	eXp Realty

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











