

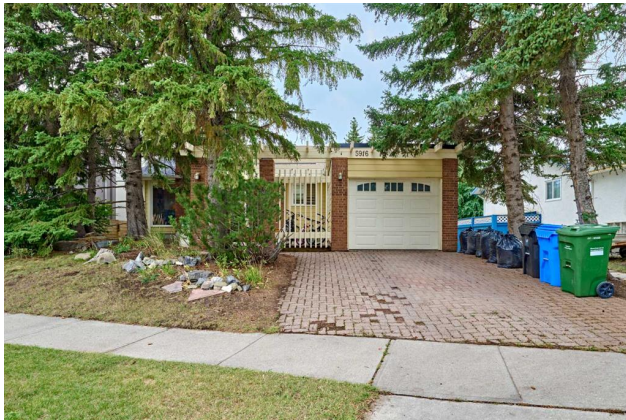


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5916 DALHOUSIE Drive, Calgary T3A 1T1**

MLS®#: **A2165644**      Area: **Dalhousie**      Listing Date: **09/13/24**      List Price: **\$699,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1972**  
Lot Information  
 Lot Sz Ar: **7,222 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,234**  
 Low Sqft:  
 Ttl Sqft: **1,234**

DOM

**99**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Yard,City Lot**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Playground,Private Yard,Rain Barrel/Cistern(s)**  
 Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Ceramic Tile,Cork,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator**  
 Int Feat: **No Smoking Home**  
 Utilities:

Room Information

| Room                     | Level           | Dimensions            | Room                    | Level           | Dimensions            |
|--------------------------|-----------------|-----------------------|-------------------------|-----------------|-----------------------|
| <b>Bedroom - Primary</b> | <b>Main</b>     | <b>11`10" x 11`1"</b> | <b>Bedroom</b>          | <b>Main</b>     | <b>10`3" x 8`11"</b>  |
| <b>Bedroom</b>           | <b>Main</b>     | <b>10`3" x 10`2"</b>  | <b>Living Room</b>      | <b>Main</b>     | <b>13`7" x 14`11"</b> |
| <b>Dining Room</b>       | <b>Main</b>     | <b>10`1" x 9`1"</b>   | <b>Sunroom/Solarium</b> | <b>Main</b>     | <b>12`5" x 8`5"</b>   |
| <b>2pc Ensuite bath</b>  | <b>Main</b>     | <b>5`0" x 2`0"</b>    | <b>4pc Bathroom</b>     | <b>Main</b>     | <b>5`0" x 7`0"</b>    |
| <b>Game Room</b>         | <b>Basement</b> | <b>21`4" x 16`1"</b>  | <b>Family Room</b>      | <b>Main</b>     | <b>16`0" x 12`6"</b>  |
| <b>3pc Bathroom</b>      | <b>Basement</b> | <b>7`0" x 5`0"</b>    | <b>Storage</b>          | <b>Basement</b> | <b>12`0" x 10`0"</b>  |
| <b>Sauna</b>             | <b>Basement</b> | <b>7`0" x 5`0"</b>    |                         |                 |                       |

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**390LK**

Remarks

Pub Rmks: **This fully finished bungalow is perched on a spectacular lot, extensive low maintenance perennial gardens, and a very spacious southwest facing back yard. The home has been well cared for and has been upgraded over the last ten years including windows, kitchen, bathrooms. The house offers 3 bedroom, 2.5 bathrooms, 2 wood burning fireplaces, a sun room addition, multiple sky lights, bathrooms, a cedar sauna new James Hardi siding on the front, insulated vinyl siding on the remainder, a new high efficiency furnace, upgraded attic insulation, a new hot water tank, 4" covered gutters, updated electrical work, and a power sub panel in the attached garage. This home is filled with natural light and it has an open floor plan which makes it a real pleasure to spend time in. Dalhousie is a mature northwest community close to University of Calgary and Dalhousie C-Train station. The house is designated to 3 schools H.D. Cartwright School \*Regular (7-9) Sir Winston Churchill High School \*Regular (10-12), International Baccalaureate (IB) (10-12) West Dalhousie School (K-5). The home is one house away from the Dalhousie Community Centre.**

Inclusions: **none**  
Property Listed By: **Grand Realty**

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













