

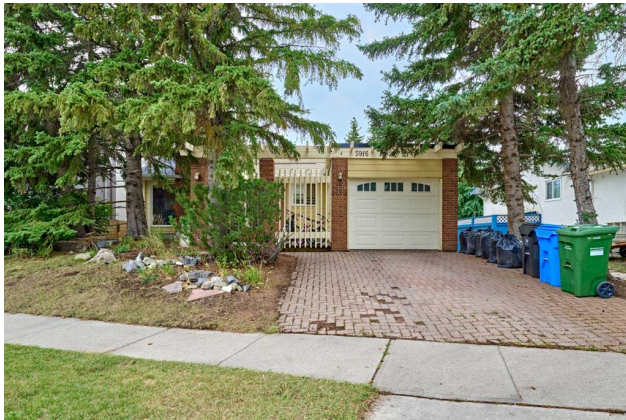


THE
A-TEAM

**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

68
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
Bedroom - Primary	Main	11`10" x 11`1"	Bedroom	Main	10`3" x 8`11"
Bedroom	Main	10`3" x 10`2"	Living Room	Main	13`7" x 14`11"
Dining Room	Main	10`1" x 9`1"	Sunroom/Solarium	Main	12`5" x 8`5"
2pc Ensuite bath	Main	5`0" x 2`0"	4pc Bathroom	Main	5`0" x 7`0"
Game Room	Basement	21`4" x 16`1"	Family Room	Main	16`0" x 12`6"
3pc Bathroom	Basement	7`0" x 5`0"	Storage	Basement	12`0" x 10`0"
Sauna	Basement	7`0" x 5`0"			

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







