



THE
A-TEAM

**RE/MAX
FIRST**

6632 DALRYMPLE Way, Calgary T3A1R9

MLS®#: **A2165679**

Area: **Dalhousie**

Listing Date: **09/13/24**

List Price: **\$798,000**

Status: **Active**

County: **Calgary**

Change: **-\$21k, 14-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1973**

Finished Floor Area

Abv Sqft: **1,345**

Low Sqft:

Ttl Sqft: **1,345**

Lot Information

Lot Sz Ar: **6,157 sqft**

Lot Shape:

DOM

6

Layout

Beds: **5 (3 2)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Many Trees**
Park Feat: **Carport,Front Drive**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Humidifier,Microwave Hood Fan,Refrigerator,Washer,Water Softener**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`4" x 14`11"	Kitchen	Main	12`10" x 13`2"
Bedroom - Primary	Main	12`11" x 11`10"	Bedroom	Main	12`11" x 8`8"
Bedroom	Main	9`6" x 9`7"	Dining Room	Main	10`7" x 10`6"
2pc Ensuite bath	Main	7`6" x 4`6"	4pc Bathroom	Main	5`1" x 8`10"
3pc Bathroom	Lower	8`8" x 6`9"	Bedroom	Lower	12`4" x 9`8"
Bedroom	Lower	12`0" x 9`10"	Family Room	Lower	12`4" x 20`3"
Laundry	Lower	10`3" x 8`2"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

1779LK

Remarks

Pub Rmks: **Beautiful bungalow in west Dalhousie! Come see a lovingly maintained and thoughtfully renovated home. The abundance of trees in the front and back provide beauty and privacy. Renovations extend to the inside and outside, upper and lower, visible and mechanical (renovations include siding, gutters, soffit, fascia, roofing, furnace, insulation, hot water, fireplace, bathrooms, kitchen, lighting and more). This is a great family home with a total of 5 bedrooms and 3 bathrooms. The open plan is perfect for entertaining and the sunken living room provides comfort and height. Enjoy a most convenient location within walking distance of schools (west Dalhousie elementary, HD Cartwright JH), LRT, and shopping. Dalhousie also offers quick access to Crowchild Trail, the University of Calgary, and NW hospitals. Beautiful home!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











