



THE
A-TEAM

**RE/MAX
FIRST**

5655 DALHOUSIE Drive, Calgary T3A1Y5

MLS®#: **A2166032** Area: **Dalhousie** Listing Date: **09/15/24** List Price: **\$824,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1973**
Lot Information
 Lot Sz Ar: **702 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,261**
 Low Sqft:
 Ttl Sqft: **1,261**

DOM
4
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

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

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

Utilities and Features

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	4`7" x 7`1"	4pc Bathroom	Main	8`6" x 5`0"
Bedroom	Main	12`7" x 9`1"	Bedroom	Main	9`3" x 10`0"
Bedroom - Primary	Main	13`8" x 12`5"	Dining Room	Main	12`7" x 7`1"
Family Room	Main	9`8" x 13`0"	Living Room	Main	12`7" x 13`0"
Kitchen	Main	13`6" x 13`5"	Bedroom	Basement	10`0" x 10`0"
Bedroom	Basement	12`0" x 10`0"	Kitchen	Basement	12`0" x 15`0"
Living Room	Basement	20`0" x 20`0"	4pc Bathroom	Basement	

Storage	Basement	2`6" x 5`8"	Furnace/Utility Room	Basement
----------------	-----------------	--------------------	-----------------------------	-----------------

Title: Fee Simple		Zoning: R-C1	Legal/Tax/Financial	
Legal Desc:	1779LK		Remarks	

Pub Rmks: **READY TO MOVE IN | 5 BEDS | 3 FULL BATHS | SINGLE ATTACHED GARAGE | RENOVATED | ILLEGAL BASEMENT SUITE | OVERSIZED LOT. This renovated TRULY OPEN CONCEPT bungalow situated on an oversized lot in the prestigious Dalhousie neighborhood offers over 2,400 square feet of living space. Upon entering the front you are greeted with wide open space and tons of natural light flowing in from the BIG windows in the front. Every detail has been carefully considered in this beautiful home, featuring a fully renovated kitchen, NEW appliances, NEW windows, a NEWER roof, luxury vinyl plank flooring and a single ATTACHED GARAGE. The property also includes an illegal basement SUITE with a SEPARATE entrance, making it an exceptional investment opportunity. Located near the Dalhousie LRT Station, it provides convenient access to Safeway, various shops, coffee shops, and restaurants. The home is also ideally situated for easy commuting to St. Dominic Fine Arts Junior High School, Sir Winston Churchill and St. Francis High Schools, Market Mall, Alberta Children's Hospital, Foothills Hospital, the University of Calgary, and Downtown.**

Inclusions: n/a
Property Listed By: **URBAN-REALTY.ca**

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









