



THE
A-TEAM

**RE/MAX
FIRST**

5400 DALHOUSIE Drive #8, Calgary T3A 2B4

MLS® #: **A2171948** Area: **Dalhousie** Listing Date: **10/15/24** List Price: **\$585,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1975**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,869**
 Low Sqft:
 Ttl Sqft: **1,869**

DOM

36
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **5 Level Split**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level,Many Trees**
 Park Feat: **Double Garage Attached,Driveway,Paved**

Utilities and Features

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

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	12`9" x 6`2"
Kitchen	Main	18`1" x 8`3"
Bedroom	Main	16`4" x 9`8"
Bedroom - Primary	Upper	12`0" x 15`6"
Bedroom	Upper	10`3" x 7`11"
3pc Ensuite bath	Upper	
Furnace/Utility Room	Basement	13`6" x 17`10"

Room	Level	Dimensions
Living Room	Main	11`10" x 22`7"
Dining Room	Main	18`4" x 10`9"
2pc Bathroom	Main	
Bedroom	Upper	10`4" x 8`5"
4pc Bathroom	Upper	
Family Room	Basement	10`11" x 12`3"

Condo Fee:
\$659

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **7510715**

Remarks

Pub Rmks: **Welcome to #8-5400 Dalhousie Drive, one of Calgary's best townhome complexes. You are welcomed into this complex by mature trees, ample visitor parking and a beautiful pond that you can walk around. Upon entering, you can park in your DOUBLE ATTACHED GARAGE, and enter directly into the home where you have a large and open foyer. It is not everyday that a unit with a double attached garage comes up in this complex. MAIN FLOOR LAUNDRY completes this floor. Enter into your bright and spacious living area just up the stairs, you can really appreciate the openness you have in this room from the 13 FEET CEILINGS and large NEW WINDOWS THROUGHOUT. On this level, you conveniently have access to your FENCED BACKYARD where you can enjoy summer nights watching your kids, or pets play. Enjoy the WOOD BURNING fireplace on those cozy nights, it has a gas cheater valve for the convenience of instant heat. A rare find nowadays. Continuing through the home, you are welcomed to your FULLY RENOVATED KITCHEN with high end, stainless steel appliances. No expense was spared in this kitchen renovation, from the under cabinet lights, to the two toned cabinetry and beautiful farm style sink. You will love hosting from here, especially because it flows seamlessly into your large dining room. Enjoy lots of natural sunlight from the kitchen windows, and the light coming through from the living room as well, you can really enjoy the flow of an open concept style of living here, while still enjoying the privacy of defined rooms. Off the dining room, you have a conveniently located powder room. There is a bedroom off of this floor that can be used as an AT HOME OFFICE. Venture upstairs where you have ample closets and storage space. You will find two more spacious bedrooms and a full four piece bathroom. The primary bedroom is the true retreat of this home. Here you have a WALK-IN CLOSET with ample storage space. You will love the FULLY RENOVATED ENSUITE BATHROOM. There is a beautifully tiled STEAM SHOWER with a high end steam generator and a custom RAINFALL showerhead. ENJOY THE SPA FROM HOME! This beautiful and spacious townhome is completed by new commercial grade luxury vinyl plank flooring and new baseboards throughout. The basement is finished and awaiting your finishing touches for an office, game room or entertainment area. Now, forget your YMCA membership as you have all of the amenities your family needs just a few steps away from your front door. Enter into the clubhouse to enjoy a fitness area, racquetball court, tennis court, his and hers change rooms, sauna(s), party room with kitchen, rooftop deck and A HEATED INDOOR POOL. It doesn't get better than this. Located in Dalhousie, you are steps away from the LRT station, multiple bus stops and a short 8 minutes away from the UNIVERSITY OF CALGARY. Whether you are a first time home buyer, a family looking to upgrade or an investor wanting to expand your portfolio. Book your showing today!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX First**

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













