



THE
A-TEAM

**RE/MAX
FIRST**

5842 DALCASTLE Drive, Calgary T3A 1Z3

MLS® #: **A2173276** Area: **Dalhousie** Listing Date: **10/24/24** List Price: **\$694,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1974**
Lot Information
 Lot Sz Ar: **6,888 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,262**
 Low Sqft:
 Ttl Sqft: **1,262**

DOM

5
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (1 2)**
 Style: **4 Level Split**

Parking

Ttl Park: **4**
 Garage Sz:

Access:
 Lot Feat: **Level, Street Lighting, Private**
 Park Feat: **Off Street, Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings**
 Int Feat: **Natural Woodwork, No Animal Home, No Smoking Home, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`11" x 13`6"	Kitchen	Main	12`2" x 15`1"
2pc Ensuite bath	Upper		4pc Bathroom	Upper	
Bedroom	Upper	9`3" x 10`4"	Bedroom	Upper	9`4" x 10`4"
Bedroom - Primary	Upper	10`11" x 14`1"	2pc Bathroom	Lower	
Bedroom	Lower	10`1" x 12`6"	Family Room	Lower	18`10" x 11`9"

Bedroom Storage	Basement Basement	11`1" x 10`8" 4`8" x 7`6"	Game Room Furnace/Utility Room Legal/Tax/Financial	Basement Basement	21`1" x 16`4" 8`10" x 15`0"
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Title: **Fee Simple**
 Legal Desc: **731300**
 Zoning: **R-CG**

Remarks

Pub Rmks: **A remarkable opportunity awaits to own this lovingly cared-for and meticulously maintained 4-level split home, situated on a spectacular lot in the coveted family-friendly neighborhood of Dalhousie. Nestled on a quiet street, this rare 5-bedroom home is surrounded by the charm of an older inner-city district, featuring mature trees, large lots, beautiful parks, and excellent schools, all in close proximity to Crowchild Trail and the U of C. The classic design welcomes you into a spacious living and dining area, highlighted by warm oak hardwood floors throughout the main level. The bright living room boasts a large south-facing window that floods the space with sunlight all day, complemented by a separate dining area. The spacious kitchen offers beautiful views of the large, mature backyard. Solid oak cabinetry frames the kitchen, while a convenient mudroom enhances daily living. The inviting primary bedroom features ample closet space and a 2-piece ensuite, along with 2 additional bedrooms and a 4-piece main bath. The third level includes a separate entrance, laundry area, a large open family room with a brick-faced gas fireplace insert, wood cabinetry, a fourth bedroom, and a 2-piece bathroom. The fantastic lower level features a rec room, a fifth bedroom, and plenty of storage. The backyard is a true oasis, complete with a massive deck, mature trees, and beautiful gardens. There is potential in building your dream garage in the backyard. Additionally, there is a dream heated office/playhouse in the backyard, perfect for remote work or as a play area for the kids. Other highlights include newer windows, an upgraded HE furnace (2014), air conditioning (2019), and a shingle roof (2019). This clean, comfortable home is move-in ready with potential for future renovations. The location of this home is phenomenal, with numerous parks and within walking distance to West Dalhousie Elementary, H.D. Cartwright Middle School; Sir Winston Churchill High School is the designated high school and is rated one of the best in the city. Don't wait—come see this amazing home in one of Calgary's most desirable neighborhoods. Take advantage of this exceptional opportunity and be sure to check out the 3D virtual tour! ** Join me at the OPEN HOUSE this SUNDAY the 27th from 3PM -5PM ****

Inclusions: **n/a**
 Property Listed By: **Century 21 Bamber Realty LTD.**

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













