



THE
A-TEAM

**RE/MAX
FIRST**

5400 DALHOUSIE Drive #50, Calgary T3A2B3

MLS® #: **A2188235**

Area: **Dalhousie**

Listing Date: **01/16/25**

List Price: **\$514,900**

Status: **Pending**

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:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,339**
Low Sqft:
Ttl Sqft: **1,339**

DOM

6

Layout

Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **5 Level Split**

Parking

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

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Street Lighting,Treed**
Park Feat: **Garage Door Opener,Garage Faces Front,Single Garage Attached**

Utilities and Features

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

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,No Animal Home,No Smoking Home,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Upper	14`11" x 9`8"
Living Room	Main	15`11" x 12`11"
Laundry	Basement	6`3" x 2`8"
Bedroom - Primary	Third	13`7" x 12`8"
2pc Bathroom	Upper	7`5" x 2`11"

Room	Level	Dimensions
Dining Room	Upper	21`8" x 10`11"
Game Room	Basement	15`7" x 10`5"
Furnace/Utility Room	Basement	19`3" x 5`4"
Bedroom	Third	13`9" x 7`10"
4pc Bathroom	Third	7`11" x 7`11"

Legal/Tax/Financial

Condo Fee:
\$516

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **7510715**

Remarks

Pub Rmks: **Charming 5-Level Split Townhouse in the Heart of Dalhousie This well-maintained 5-level split townhouse, located in one of Calgary's most desirable communities, offers a perfect blend of comfort and convenience. With a functional layout, two spacious bedrooms, and two bathrooms, this home is ideal for those seeking a low-maintenance lifestyle without sacrificing space. The home has undergone several thoughtful updates in the last few years, including new kitchen finishes and updated flooring, ensuring a modern feel with timeless appeal. The finished basement is a standout feature, offering a large open rec room providing plenty of room for relaxation or hobbies, additional storage space, and a laundry area. Step outside to enjoy your private fenced yard, a rare find in a townhouse, perfect for outdoor enjoyment. The attached single garage adds even more convenience, offering secure parking and additional storage space. The property is part of a well-established development that provides fantastic amenities, including a clubhouse, fitness centre, indoor pool, party room, and sauna. Convenience is key, with easy access to major routes in Calgary and a short walk to the Dalhousie C-Train station. Shopping, walking paths, restaurants, and all the amenities you need are just minutes away. Don't miss this opportunity to live in a community that truly has it all!**

Inclusions: **N/A**
Property Listed By: **CNC Properties**

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









