



THE
A-TEAM

**RE/MAX
FIRST**

6611 DALRYMPLE Way, Calgary T3A 1S1

MLS®#: **A2191352**

Area: **Dalhousie**

Listing Date: **01/31/25**

List Price: **\$799,000**

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: **7,685 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,776**
Low Sqft:
Ttl Sqft: **1,776**

DOM

1

Layout

Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Corner Lot,Irregular Lot,Landscaped,Many Trees,Private,Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Breakfast Bar,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`5" x 15`11"
Kitchen With Eating Area	Main	11`5" x 16`8"
Bedroom - Primary	Upper	11`8" x 13`5"
Bedroom	Upper	9`2" x 9`11"
Game Room	Lower	14`8" x 23`10"
4pc Ensuite bath	Upper	0`0" x 0`0"
Laundry	Main	5`7" x 6`11"

Room	Level	Dimensions
Dining Room	Main	8`11" x 11`11"
Family Room	Main	11`5" x 16`11"
Bedroom	Upper	8`11" x 9`6"
Bedroom	Main	10`11" x 11`11"
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

1779LK

Remarks

Pub Rmks: **Immaculate and updated 2 story located in the desirable neighborhood of West Dalhousie. The home is located on a large, private, park like lot with numerous trees. Nice entrance with tile flooring and large closet. Large, L-shaped living and dining rooms with hardwood flooring. Bright, renovated kitchen has loads of maple cabinetry, hardwood flooring and the huge island has an eating bar with granite top. Large family room has a gas fireplace and garden door leading to a large patio. Main floor bedroom can double as an office. A laundry area and 2 piece bathroom complete the main floor. Upstairs you will find 3 good sized bedrooms with the master having a double closet and a renovated 4 piece ensuite bathroom. A renovated 4 piece bathroom completes the upper floor. The lower level has a good sized rec room, with a murphy bed and wall cabinets, extra electric heat and loads of storage. There is an attached double garage and a large driveway. The home has undergone numerous renovations that include the kitchen, flooring, bathrooms, windows, furnace, air conditioner, electrical and more. Walking distance to schools, restaurants, shopping and C-train.**

Inclusions: **Murphy bed and matching wall cabinets in basement, Storage shed, T.V. mount, Attached surround sound speakers**

Property Listed By: **RE/MAX Landan Real Estate**

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









