



THE
A-TEAM

**RE/MAX
FIRST**

6140 DALMARNOCK Crescent, Calgary T3A1H2

MLS®#: **A2195034** Area: **Dalhousie** Listing Date: **02/15/25** List Price: **\$739,999**
 Status: **Active** County: **Calgary** Change: **-\$10k, 31-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1969**
Lot Information
 Lot Sz Ar: **6,038 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,123**
 Low Sqft:
 Ttl Sqft: **1,123**

DOM

49
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Rectangular Lot**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Metal Siding ,Stucco**
 Heating: **Fireplace(s),Forced Air** Flooring: **Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Freezer,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	33`9" x 31`2"	Bedroom	Lower	55`1" x 48`7"
Bedroom	Main	47`3" x 33`2"	Bedroom	Main	35`5" x 28`6"
Family Room	Lower	69`3" x 39`8"	3pc Bathroom	Lower	0`0" x 0`0"
3pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

R-CG

5767JK

Remarks

Pub Rmks:

DP for this house new construction has been approved by the city of Calgary! for a huge and beautiful home with a total of 6100+ SQ.ft of living space, (main 2191 sq ft, 2nd floor 2073, basement 1855, total - 5 huge bedrooms, gym, attached triple rear garage, 2 kitchens/spice, 2 rec rooms, office, meditation room, storage and much more) made according to Vaastu/feng shui. Please see the plan attached as a PDF file. There are multiple options- you can take from here and finish the build with designs you like, (The Architecture and city fees are already paid so no need to pay any of that, bring your contractor or ask us!) if you like the idea of living in a huge house inside the city in an amazing community like Dalhousie, Or you could live in same house, or keep the tenant who would like to stay there and use this as investment property, You could also make 2 side by side duplex homes after city permissions. Lot size is 6000+ Sq.ft. with 55 ft front! 3 & 1 bedroom, and a huge living room in basement, 2 bath, sunny south back yard, Good sized living room on main floor with cozy wood burning fireplace open to a charming dining room, huge backyard with big patio and trees. exceptional location close to parks, schools, shopping & transit. Sir Winston Churchil, HD Cartwright & West Dalhousie schools are designated.

Inclusions:

Property Listed By:

**3rd refrigerator
Real Estate Professionals Inc.**

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





