

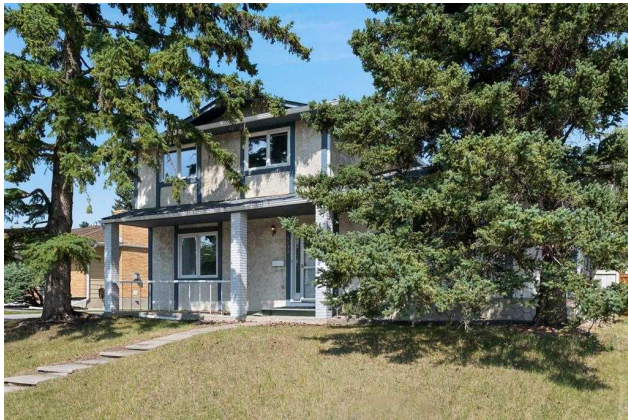


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5632 DALHOUSIE Drive, Calgary T3A 1P9**

MLS®#: **A2195227**      Area: **Dalhousie**      Listing Date: **02/22/25**      List Price: **\$799,999**  
 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: **7,502 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Landscaped,No Neighbours Behind,Other**  
 Park Feat: **Double Garage Detached,Driveway**

Finished Floor Area

Abv Sqft: **1,768**  
 Low Sqft:  
 Ttl Sqft: **1,768**

DOM

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

Parking

Ttl Park: **5**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Refrigerator,Washer**  
 Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`0" x 8`11"	Dining Room	Main	11`10" x 8`11"
Bedroom - Primary	Main	12`11" x 10`0"	Bedroom - Primary	Second	14`1" x 11`6"
Bedroom	Second	10`11" x 9`7"	Office	Basement	11`4" x 9`11"
Furnace/Utility Room	Basement	14`3" x 11`11"	2pc Bathroom	Main	
4pc Bathroom	Second		Kitchen	Main	13`5" x 9`11"
Family Room	Main	16`0" x 10`1"	Laundry	Main	6`7" x 5`3"
Bedroom	Second	10`7" x 9`7"	Bedroom	Second	11`5" x 11`0"

**Great Room**

**Lower**

**28`2" x 12`1"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1779LK**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Dalhousie almost 67 ft front by 125 ft deep lot, 7500 sq ft, a good opportunity to redevelop and make 2 new homes after city permissions, R-CG is a residential designation that is primarily for rowhouses but also allows for single detached, side-by-side and duplex homes that may include a secondary suite. OR live in the same house perfect for big families, OR keep it as an investment property currently rented out. See remarks. New roof shingles (2021), new furnace (2008), hot water tank (2012), several new windows on the main and upper floors (2008) and 3-pc bathroom (2013). This house has a total of six bedrooms, 2 full and 2 half bathrooms, and a large double detached garage. Family room with wood burning place. Main floor has a bedroom, 2-pc bath and a separate laundry room, upstairs there are three large bedrooms, including a large master bedroom with a two piece attached bathroom and a four piece bathroom. The developed basement features 2 more bedrooms, a three piece bathroom and plenty of storage. A large patio area at the rear of house. The fenced backyard provides privacy and is professionally landscaped with mature trees and a lush lawn. The oversized 23' x 23' double detached garage is able to accommodate most large trucks, parking for 4/5 vehicles on personal property and street parking available too. Garage has an attic ladder which gives access to additional storage space. Attached to the garage is an attached room which makes for cozy office space, art room or children's playhouse. Contact your realtor or developer!**

Inclusions:  
Property Listed By:

**na**  
**Real Estate Professionals Inc.**

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





