



THE
A-TEAM

**RE/MAX
FIRST**

5420 DALRYMPLE Crescent, Calgary T3A 1R3

MLS®#: **A2196918**

Area: **Dalhousie**

Listing Date: **02/26/25**

List Price: **\$719,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1972**

Lot Information

Lot Sz Ar: **6,996 sqft**
Lot Shape:

Access:

Lot Feat: **See Remarks**
Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,450**
Low Sqft:
Ttl Sqft: **1,450**

DOM

0

Layout

Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt:
See Remarks

Kitchen Appl: **None**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`8" x 5`6"
Dining Room	Main	8`1" x 10`3"
Bedroom	Main	11`7" x 11`4"
Bedroom	Main	10`2" x 10`4"
3pc Ensuite bath	Main	5`1" x 6`4"
Kitchen	Basement	6`3" x 10`3"
Family Room	Basement	20`0" x 10`8"

Room	Level	Dimensions
Living Room	Main	21`5" x 11`11"
Kitchen	Main	17`5" x 8`8"
Bedroom	Main	10`2" x 10`11"
4pc Bathroom	Main	7`0" x 7`4"
Game Room	Main	15`8" x 16`8"
Bedroom	Basement	12`7" x 10`8"
Den	Basement	7`8" x 11`2"

3pc Bathroom

Basement

4`11" x 6`10"

Laundry
Legal/Tax/Financial

Basement

6`3" x 17`9"

Title:
Fee Simple
Legal Desc:

390LK

Zoning:
R-CG

Remarks

Pub Rmks: **This bungalow on a large lot presents a wonderful opportunity in the sought-after Dalhousie neighborhood. Offering generous space and a functional design, this impressive home caters perfectly to both families and investors alike. Its proximity to key amenities such as the C-train, Safeway, Crowchild Trail, and various schools makes it an unbeatable location. Upon entering, you are greeted by a sizable living room, a spacious dining area, and a practical kitchen, providing ample room for daily living and entertaining. The living room features beautiful hardwood floors and a wood burning fireplace for those cozy colder days. The kitchen has good counterspace and a great amount of cupboards for all your storage needs. The three bedrooms offer comfortable accommodation, with the primary bedroom boasting its own 3 piece en-suite bathroom. There is another 4 piece bathroom on the main floor for your convenience. A spacious family/bonus room at the rear of the home offers versatility for various uses - perfect for family gatherings or entertaining guests. It has a lovely gas fireplace. The basement, previously utilized as an illegal suite, features a kitchen, a large dining/ living room area, one-bedroom, plus an additional flex room/den (which was used as a bedroom by previous tenants). And it has a woodburning fireplace. There is also a full bathroom and a laundry room down here. The property has an expansive fenced yard and a single attached garage for your convenience. Behind the home is a quiet walking path (so no direct neighbours behind you!). The community of Dalhousie has a family-friendly atmosphere and whether you are a savvy investor or a family looking for your first home, this is a great opportunity to get into the market. Call your favorite realtor today to book a showing!**

Inclusions:
Property Listed By:

**all goods included are "as is"
Royal LePage Benchmark**

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











