



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6028 DALGETTY Drive, Calgary T3A 1J3**

MLS®#: **A2197240**

Area: **Dalhousie**

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

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1969**

Lot Information

Lot Sz Ar: **5,937 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,038**  
Low Sqft:  
Ttl Sqft: **1,038**

DOM

**0**

Layout

Beds: **4 (2 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bi-Level**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot,Street Lighting  
Double Garage Detached,Garage Faces Rear,Heated Garage,Insulated,Oversized,Parking Pad,Rear Drive,RV  
Access/Parking,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Permeable Paving,Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**  
Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,No Animal Home,No Smoking Home,Pantry,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`7" x 17`4"
Dining Room	Main	8`2" x 6`3"
Bedroom	Main	12`6" x 8`10"
4pc Bathroom	Main	8`11" x 4`11"
Bedroom	Lower	14`2" x 11`9"
4pc Bathroom	Lower	7`3" x 4`11"

Room	Level	Dimensions
Kitchen	Main	12`6" x 8`5"
Bedroom - Primary	Main	12`6" x 12`5"
Mud Room	Main	3`6" x 3`2"
Family Room	Lower	19`9" x 13`8"
Bedroom	Lower	10`8" x 8`2"
Laundry	Lower	22`1" x 8`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**5579JK**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Being offered for sale for the first time since 1977, step inside this wonderful Nu-West home that has been lovingly maintained. Facing greenspace with east/west exposure, this highly walkable location is so close to Dalhousie Elementary (Spanish immersion), St. Domenic's, the Dalhousie LRT, an abundance of shopping, but tucked away from any traffic corridors. Inside you will find hardwood floors and a large living room with a wood-burning fireplace. Room for dining in the living room, or eat-in kitchen offers loads of storage with both pantry and display cabinet. Kitchen has great view of the sunny, pristine backyard. Two spacious bedrooms and 4-piece bath complete the main floor. Lower level with huge family room and loads of storage plus many closets. Two more spacious bedrooms and another 4-piece bath. The most amazing HEATED (w/gas furnace) OVERSIZED DOUBLE detached GARAGE, with plenty of room for workshop, cars, bikes and storage. Bonus paved, gated parking pad for the boat or RV! All this with newer LUX windows throughout, Furnace (2014), HWT (2013), Roof (2010), insulated vinyl siding, underground sprinkler system, central vac - this home is toasty warm in winter, nice and cool in summer and low maintenance all year round.**

Inclusions:  
Property Listed By:

**Basement fridge, storage lockers in laundry room, most of shelving and lockers in Garage, all window coverings.  
Royal LePage Solutions**

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











