



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5660 DALHOUSIE Drive, Calgary T3A 1P9**

MLS® #: **A2197369**

Area: **Dalhousie**

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

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1973**

Finished Floor Area

Abv Sqft: **1,396**

Low Sqft:

Ttl Sqft: **1,396**

Lot Information

Lot Sz Ar: **7,502 sqft**

Lot Shape:

DOM

**0**

Layout

Beds: **4 (3 1 )**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **1**

Access:

Lot Feat: **Back Yard,City Lot,Cleared**  
Park Feat: **Oversized,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Playground,Private Entrance,Private Yard**

Construction: **Concrete,Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Separate Entrance,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`1" x 5`0"	Bedroom - Primary	Main	13`10" x 12`4"
3pc Ensuite bath	Main	7`0" x 4`3"	4pc Bathroom	Main	8`4" x 7`1"
Storage	Main	6`9" x 4`2"	Bedroom	Main	10`10" x 8`1"
Bedroom	Main	10`11" x 10`8"	Living Room	Main	16`6" x 15`3"
Dining Room	Main	12`4" x 9`8"	Kitchen	Main	12`4" x 12`1"
2pc Bathroom	Basement	7`4" x 5`2"	Family Room	Basement	9`11" x 9`0"
Bedroom	Basement	13`4" x 8`3"	Game Room	Basement	24`3" x 14`10"

Family Room

Basement

14`5" x 11`9"

Library  
Legal/Tax/Financial

Basement

14`0" x 7`8"

Title:  
**Fee Simple**  
Legal Desc:

1779LK

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Almost 1400 sqft main floor, over 7500 sqft lot Renovated Bungalow in sought-after West Dalhousie! Leisurely stroll to West Dalhousie School (K-6), H D Cartwrights School (7-9), Sir Winston Churchill School( 10-12). steps to bus stops & just minutes to Dalhousie Station & LRT is this lovely family bungalow in West Dalhousie...with 4 bedrooms, hardwood and new carpet floors & renovated kitchen with stainless steel appliances, Full ceiling height white cabinets, Extensively updated with newer roof & furnace, hot water tank & most of the windows, this fully finished home is your chance to settle down & raise your family in this highly sought-after Northwest Calgary neighbourhood. Wonderful living room with big bow window & wood-burning fireplace, sunny dining room with newer garden door & airy eat-in kitchen with glass backsplash, tile floors & stainless steel appliances. Three main floor bedrooms includes the master with walk-in closet & private ensuite with walk-in shower & tile floors. The family bath also has tile floors & bathtub with full tile surround. A 4th bedroom & guest powder room are in the finished lower level, along with your laundry room, office area with built-in desk, games/hobby room & rumpus room with brick feature wall & lounge. Fully fenced backyard with large deck & gate to a walking path, Kohler toilets in the main floor bathrooms, loads of storage space & oversized single garage plus lots of extra parking on the extended driveway. A fantastic property close to shopping & community parks, easy access to hospitals & University of Calgary plus quick commute to the downtown...you don't want to miss out...welcome home!**

Inclusions:  
Property Listed By: **none  
Grand Realty**

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













