



GRASSROOTS

REALTY GROUP

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**5632 dalhousie Drive NW
Calgary, Alberta**

MLS # A2244896



\$750,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,683 sq.ft.	Age:	1973 (53 yrs old)
Beds:	6	Baths:	2 full / 2 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: na

Investor Alert! Turnkey, income-generating property with strong cash flow with a good tenant in place who may be willing to stay longer if permitted. Tenant has strong credit — ideal for long-term investors seeking stable, low-risk income. Opportunity knocks in one of Calgary’s most desirable communities — Dalhousie! This spacious 6-bedroom, 2 full bath + 2 half bath home sits on a massive 7,500+ sq ft lot (approx. 67 ft x 125 ft) Extensively updated with new flooring, stairs, baseboards, vanities, electrical, lighting, full exterior paint, and fresh interior paint (2025). Additional updates include: New Fridge 2026 New roof shingles (2021) New furnace (2008) Hot water tank (2012) Updated 3-piece bathroom (2013) Several newer windows (2008) Features include a large 23' x 23' split double garage, huge attic room above the garage with ladder access, additional art/playroom behind the garage, large private driveway, hot tub, and expansive private front and backyard. Layout offers 3 bedrooms upstairs, 1 on the main floor, and 2 in the basement, providing excellent rental flexibility. Main floor room with separate entrance and half bath also offers potential for a home office or business use. Backing onto a walking path with green space across the street, and close to top schools, transit, shopping, and amenities. Zoned R-CG, offering strong redevelopment potential (subject to City approvals).