



GRASSROOTS
REALTY GROUP

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**5811 Dalgetty Drive NW
Calgary, Alberta**

MLS # A2295995



\$3,450,000

Division:	Dalhousie		
Type:	Multi-Family/Row/Townhouse		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	7,600 sq.ft.	Age:	2026 (0 yrs old)
Beds:	-	Baths:	-
Garage:	Plug-In, Private Electric Vehicle Charging Station(s), Side By Side, Single Gar		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Tile, Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Walk-In Closet(s)		

Inclusions: NONE

DALHOUSIE'S FIRST 8-PLEX CORNER LOT 3 STOREY | MINUTES FROM UOFC A rare multi-family offering in one of NW Calgary's most established communities. This is Dalhousie's first 8-plex - positioned on a corner lot with strong street exposure and long-term upside. Located just minutes from the University of Calgary, supporting consistent rental demand year after year. Each main residence offers 3 bedrooms and 3.5 bathrooms across a 3-storey layout. Each sunshine basement suite includes 2 bedrooms and 1 full bathroom, maximizing income potential. Surrounded by Dalhousie LRT, Foothills Medical Centre, Alberta Children's Hospital, schools, parks and major shopping. Limited new multi-family inventory in this pocket.