



GRASSROOTS
REALTY GROUP

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5801/5803 Dalgleish Road NW
Calgary, Alberta

MLS # A2297940



\$1,395,000

Division:	Dalhousie		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side		
Size:	2,170 sq.ft.	Age:	1970 (56 yrs old)
Beds:	-	Baths:	-
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum, Tile, Vinyl	Water:	-
Roof:	Asphalt Shingle, Flat	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: Appliances and window coverings for all 4 suites, most furniture/kitchen cookware/dishes, etc. and linens if needed for rentals

Welcome to this well-maintained, income-generating full duplex with separate titles and legal basement suites with large windows, in highly walkable Dalhousie location, backing directly onto green space/park with no rear neighbours. NO CONDO FEES. Close to LRT/Transit, schools, park/playground, shopping, restaurants and other amenities. Each duplex contains 2 bedrooms upstairs, 1 downstairs, full bathroom on each floor, wood burning fireplace, front deck over garage off main bedroom, and back balcony. Approximately 1085 sq ft upstairs, 675 sq ft downstairs, single attached garage, driveway parking for 2+ cars per side. 5803 could be well suited for use as an owner's suite boasting many upgrades throughout such as; hardwood and engineered hardwood flooring, spa tub (up), walk in spa shower (down), heated bathroom and kitchen floor (up), custom closet (up), kitchen upgrades including island/wine rack/stainless appliances, custom window coverings with Hunter Douglas shutters (down).