



**5222 Dalhousie Drive NW
Calgary, Alberta**

MLS # A2309604



\$600,000

Division:	Dalhousie		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	948 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Storage		

Inclusions: Hood Fan

FIRST TIME EVER OFFERED ON MLS - this Dalhousie semi-detached property has remained in the same family since it was built in 1970 by the current owner's father. Extremely clean, lovingly maintained, and offering an incredible amount of functional space, this is a rare opportunity in a highly convenient NW location. The bi-level layout offers a bright and open main floor with a spacious living room featuring a wood-burning fireplace (with potential for gas-insert), dining area, and kitchen with original wood and glass cabinetry, excellent built-in storage, and a great retro 70's feel. Two large bedrooms and a full 4-pc bathroom complete the main level. The fully developed basement includes a massive recreation room with a 2nd wood-burning fireplace, two additional bedrooms, a 3-pc bathroom, laundry/furnace room and a large dedicated storage room. One of the best features of this property is the outdoor space. Mature trees at the front of the home provide both privacy for the SW facing front balcony and a natural buffer from nearby roads, while the flat backyard offers additional private outdoor space for gardening, relaxing, or entertaining. Parking is exceptional with an oversized single detached garage, extra-wide rear parking pad, and abundant front street parking. Ideal for families, investors, students, or medical professionals looking for quick access to the University of Calgary, SAIT, Foothills Hospital, and Alberta Children's Hospital. Walking distance to great schools, shopping, restaurants, transit, and the Dalhousie LRT Station, with easy access to Crowchild Trail and Stoney Trail. A solid, well-cared-for home in an unbeatable location.