



**6803 Dalmeny Gate NW
Calgary, Alberta**

MLS # A2312479



\$675,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,099 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Garage Faces Side, Quad or More Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: none

A three bedroom bilevel with a four car, underdrive garage and extensive decking on a large, fenced lot in desirable West Dalhousie! This is a prime renovation/development opportunity in an established, family-friendly northwest community. The massive corner lot offers outstanding potential for builders, developers and future-focused investors seeking a well-located project in Calgary's northwest. Situated in coveted West Dalhousie and positioned on a desirable corner lot, this property provides enhanced design flexibility and strong street presence with potential for multiple access points. The surrounding community is mature, sought-after and well supported by established infrastructure, including parks, reputable schools, shopping, amenities and the Dalhousie LRT Station which offers quick and easy transit access to U of C, downtown & beyond. Vacant for quick possession. A rare opportunity to secure a sizeable corner parcel in a high-demand location with excellent connectivity and long-term upside.