



GRASSROOTS

REALTY GROUP

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**5439 Dalrymple Crescent NW
Calgary, Alberta**

MLS # A2313006



\$774,900

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,139 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

OPEN HOUSE SATURDAY JUNE 20TH & SUNDAY JUNE 21ST 12 PM- 2 PM - Situated on a generous CORNER LOT in DALHOUSIE, 5439 Dalrymple Crescent NW is a FULLY RENOVATED bungalow offering 2200 SF of fully developed living space. This home delivers the combination buyers continue to search for in Calgary's established northwest communities: modern move-in comfort, a flexible ILLEGAL SUITE SETUP, a SEPARATE EXTERIOR ENTRANCE, and an OVERSIZED DOUBLE DETACHED GARAGE. The main floor has been opened up and reimagined with new engineered hardwood flooring, a bright open-concept living area, updated finishes, all-new lighting, and a clean connection between the kitchen, dining, and gathering spaces. The new electric fireplace creates a natural focal point in the main living area, elevated by lighting detail that gives the space a polished, custom feel. The kitchen has been finished with a modern design package, including updated cabinetry, tile backsplash, quartz countertops, stainless steel appliances, and a fresh contemporary look that feels both practical and elevated. Also on the main level are three updated bedrooms and TWO FULL BATHROOMS, including the added primary ensuite, giving the home a much stronger everyday layout than the original bungalow configuration. The added MAIN FLOOR LAUNDRY is another important upgrade, making the home significantly more functional for an owner-occupant while also supporting the flexibility of the lower level. The fully updated lower level adds significant versatility with its ILLEGAL SUITE SETUP, SEPARATE EXTERIOR ENTRANCE, full kitchen, two additional bedrooms, one full bathroom, and a large expanded living area with added lighting for a bright, airy feel. This creates meaningful flexibility for extended family, guests, older

children, multi-generational living, or future rental potential, while still keeping the overall home connected and practical. The renovation also includes updated plumbing, insulation improvements, new flooring throughout, egress windows, brand-new stainless steel appliances, and exterior improvements including painted brick, board and batten, metal wood-look siding, new sod, and soffit lighting. Outside, the generous CORNER LOT adds privacy and long-term land value, while the oversized 24' x 22' DOUBLE DETACHED GARAGE provides excellent parking, storage, and everyday function. Located close to schools, parks, shopping, transit, Dalhousie Station, the Dalhousie Community Centre, and major routes including Crowchild Trail, Sarcee Trail, and John Laurie Boulevard, this is a mature northwest location known for convenience, accessibility, and lasting demand. Renovated, flexible, and well-positioned, this is Dalhousie living with room to grow.