



**5407 Dalrymple Crescent NW  
Calgary, Alberta**

**MLS # A2314249**



**\$662,500**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	924 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Front Drive, Parking Pad		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, Level, Low Maintenance Landscap		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance		
<b>Inclusions:</b>	N-A		

Welcome to the highly desirable community of Dalhousie! From the moment you step inside, you will feel at home in this bright and beautifully updated move-in ready half-duplex featuring an open-concept layout and modern renovations throughout. The upper level offers a spacious kitchen with an abundance of counter space and extensive updates including cabinetry, backsplash, countertops, brand new dishwasher (2026), brand new range (2026), brand new over-the-range microwave (2026) and brand-new fridge (2026). The adjacent dining area opens through sliding balcony doors to an oversized balcony overlooking the quiet, tree-lined street. The perfect spot to enjoy your morning coffee or evening unwind. The large living room with a cozy corner fireplace provides plenty of space for entertaining, relaxing, and accommodating larger furniture and a big screen TV. Two generously sized bedrooms and a beautifully updated 4-piece bathroom complete the main level. The fully developed legal secondary suite features a newly renovated and legal secondary suite with its own private living space, making it ideal for extended family, or potential rental income. This level includes a spacious 2 bedrooms, modern 3-piece bathroom, full Kitchen, large recreation/living area, separate laundry, furnace, thermostat and ample storage. Recent improvements and renovations enhance both functionality and value throughout the home. Outside, you will love the landscaped lot and sunny south-facing backyard backing onto a peaceful walking path. The upper-level windows and sliding patio doors have been replaced, adding to the home's comfort and efficiency. With a front parking pad and an unbeatable location close to parks, shopping, transit, schools, U of C, and everyday amenities, this property is perfect for first-time buyers, investors, down sizers, or

young families. A fantastic opportunity in one of NW Calgary's most established communities. call today to book your private showing!