



**5724 Dalmead Crescent NW
Calgary, Alberta**

MLS # A2314619



\$789,900

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,042 sq.ft.	Age:	1968 (58 yrs old)
Beds:	6	Baths:	4
Garage:	220 Volt Wiring, Garage Door Opener, Heated Garage, Triple Garage Detach		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Rectangular Lo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Vinyl Windows		

Inclusions: None

Rare investment or owner-occupier opportunity in the highly desirable community of Dalhousie! This spacious detached home offers a total of 6 bedrooms and 4 bathrooms, complete with a walk-out basement, presenting exceptional flexibility for multi-generational living, rental income potential, or future redevelopment possibilities. The main floor features a separate private family room with a cozy fireplace, creating an ideal space for family gatherings while maintaining privacy from the main living areas. The generous kitchen and dining area open onto a sunny south-facing deck, filling the home with natural light and offering beautiful urban views. Three well-proportioned bedrooms and 2 bathrooms with functional layouts comfortably accommodate growing families. The fully developed walk-out basement is equally impressive, featuring a large family room with fireplace, a separate kitchen, 3 additional bedrooms, and 2 bathrooms. With excellent natural light and a highly functional layout, this lower level offers outstanding legal suite potential and may be suitable for future legalization, subject to City approval and permitting. For hobbyists, car enthusiasts, or tradespeople, the massive heated triple garage is a true standout—equipped with 220V power and a ventilation blower system, making it a true mechanic’s dream workspace. The property is currently tenant-occupied, and some personal belongings may be present during showings. Ideally located close to Sir Winston Churchill High School, Dalhousie School, Co-op Dalhousie and Dalhousie LRT, this property offers incredible convenience and long-term value. Whether you choose to live up and rent down, generate additional income from the garage, accommodate extended family, or simply enjoy the abundant space for yourself, this is a property with exceptional versatility and upside potential.