



5801 Dalglish Road NW  
Calgary, Alberta

MLS # A2316426



**\$659,900**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,085 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, F		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, Laminate Counters, No Smoking Home, Separate Entrance		

**Inclusions:** 2nd fridge, 2nd stove

Welcome to a 1/2 duplex situated on a corner and backing onto greenspace. This 2 bedroom up raised bungalow is close to 1,100 sq ft on the main level. The home has an open kitchen with ample counter space and tons of cabinets. There is a family room that is spacious. It has access to a rear deck. The primary bedroom is quite large and can accommodate loads of furniture. There is a 2nd bedroom that is good for guests or kids etc. There is also a 4 piece bathroom to support both bedrooms. The lower level has a legal secondary suite (document in attachments). There is a full kitchen and a large living room area. There is a bedroom and a 4 piece bathroom. There is laminate flooring throughout. The furnace and water tank have been updated. This duplex has been owned for over 20 years and has been very well cared for. Home is located on a quiet street and is also walking distance to Dalhousie C-train station. There are also a number of schools in the area.