



**5632 Dalhousie Drive NW
Calgary, Alberta**

MLS # A2319266



\$750,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,767 sq.ft.	Age:	1973 (53 yrs old)
Beds:	6	Baths:	2 full / 2 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: na

Opportunity in one of Calgary's most desirable communities — Dalhousie! Situated on a massive 7,500+ sq. ft. R-CG zoned lot (approximately 67 ft x 125 ft), this well-maintained property, future redevelopment potential, and long-term value in a prime location. The spacious home features 6 bedrooms, 2 full bathrooms, and 2 half bathrooms, providing exceptional flexibility for investors, large families, or multi-generational living. The functional layout includes 3 bedrooms upstairs, 1 on the main floor, and 2 in the basement. A main-floor bedroom with separate entrance and nearby half bath also presents excellent potential for a home office or professional workspace. Extensively updated in 2025 with new flooring, stairs, baseboards, vanities, electrical upgrades, lighting, interior paint, and full exterior paint. Additional improvements include a new refrigerator (Feb 2026), roof shingles (2021), several updated windows (2008), furnace (2008), hot water tank (2012), and an updated 3-piece bathroom. Outside, enjoy a large split double garage measuring approximately 23' x 23', a huge attic storage room above the garage with ladder access, a separate art/playroom behind the garage, oversized private driveway, hot tub, and expansive front and rear yards offering privacy and outdoor enjoyment. Backing onto a walking path with green space across the street, this property enjoys an outstanding location close to shopping, transit, parks, and everyday amenities. Families will appreciate having H.D. Cartwright School directly behind the property and being within the catchment area of the highly sought-after Sir Winston Churchill High School, one of Calgary's top-rated schools. R-CG zoning provides excellent future redevelopment potential, subject to City approvals, making this an attractive opportunity for investors & builders. Currently generating rental income with a quality

tenant in place.