



GRASSROOTS
REALTY GROUP

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**6051 Dalgetty Drive NW
Calgary, Alberta**

MLS # A2320900



\$888,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,509 sq.ft.	Age:	1968 (58 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Sid		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Electric faux fireplace in LR

* Open House Sunday, October 4, 2-4pm * Amazing location overlooking the vast greenspace behind Dalhousie Elementary School (Spanish Immersion). This extensively renovated Dalhousie bi-level offers nearly 2,800 sq.ft. of thoughtfully developed living space and an exceptional layout for growing or multi-generational families. With 6 bedrooms (4 up), 3 full bathrooms, and 3 separate living spaces, this home provides incredible flexibility for families to enjoy. Transformed inside and out, including the addition of a heated, double attached garage (2019) at the side of the home. Unlike most bi-levels you're welcomed by a SPACIOUS foyer with heated floors. The sun-filled main floor features a generous living room and dining area with south-facing patio doors (2024) leading to the large 24x13 sq ft deck to enjoy the beautiful views. The lovely renovated kitchen (2024) is designed for both everyday living and entertaining, complete with shaker-style white cabinetry, quartz countertops, a large center island, stainless steel appliances, and an abundance of storage. The main level offers four bedrooms, including a primary retreat with a private four-piece ensuite and walk-in closet, along with an updated four-piece main bathroom. The lower level uniquely offers two separate living spaces - a bright and open recreation room plus a second living space created from the former single attached garage—an ideal hangout for teenagers, a home gym, or media room. The concrete walls ensure no noise transfer! An additional bedroom + a den/bedroom space without a closet, and an updated four-piece bathroom complete the lower level. The laundry room is located off the mud room and entrance to the garage. Outside, the fully fenced and landscaped backyard enjoys exceptional privacy and sunshine - thanks to its coveted location beside the wide-open greenspace. A

truly unique offering in the heart of Dalhousie, this extensively updated home combines generous living space, a family-friendly floor plan, and an outstanding location close to schools, parks, shopping, transit, and amenities. Significant updates include; roof shingles and venting 2023, gutters 2024 updated electrical panel 2023, garage electrical panel 2019, Ensuite & main bathroom replaced 2017, hot water on demand 2017, basement bathroom 2015. Quick possession available.