



**6140 Dalmarnock Crescent NW
Calgary, Alberta**

MLS # A2320957



\$750,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,124 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: 2 Extra Fridges in the basement

Immaculate & charming, 3 & 1 bedroom, 2 bath, 1123 sq. ft. bungalow situated on a quiet street adjacent to a park with a sunny south back yard featuring original hardwood floors throughout the main floor. Good sized living room with cozy woodburning fireplace open to a charming dining room. The family sized kitchen with white cabinetry & a removable island has a sink overlooking the private back yard & has plenty of room for a breakfast nook. There are 3 good sized bedrooms on the main floor including a king sized master. The main bath is a 4pc with tub & shower. There is a separate entrance to the lower level which includes a 3 pc bath, huge family room, large master with walk-in closet, a spacious pantry & laundry/mechanical room. The backyard features a newer low maintenance deck. This home has been well maintained & updated over the years. Exceptional location close to parks, schools, shopping & transit, including the highly regarded Sir Winston Churchill High School, just minutes away. Currently tenant-occupied by a reliable long-term tenant who would be happy to stay, making this an attractive opportunity for investors seeking immediate rental income.