



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

5839 66 Avenue NW  
Calgary, Alberta

MLS # A2326163



**\$525,000**

|           |                                                                     |        |                   |
|-----------|---------------------------------------------------------------------|--------|-------------------|
| Division: | Dalhousie                                                           |        |                   |
| Type:     | Residential/Duplex                                                  |        |                   |
| Style:    | Attached-Side by Side, Bi-Level                                     |        |                   |
| Size:     | 1,034 sq.ft.                                                        | Age:   | 1975 (51 yrs old) |
| Beds:     | 4                                                                   | Baths: | 2                 |
| Garage:   | On Street, Parking Pad                                              |        |                   |
| Lot Size: | 0.08 Acre                                                           |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Private |        |                   |

|             |                                                             |            |      |
|-------------|-------------------------------------------------------------|------------|------|
| Heating:    | High Efficiency, In Floor, Forced Air                       | Water:     | -    |
| Floors:     | Ceramic Tile, Hardwood                                      | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                             | Condo Fee: | -    |
| Basement:   | Full                                                        | LLD:       | -    |
| Exterior:   | Brick, Vinyl Siding, Wood Frame                             | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                             | Utilities: | -    |
| Features:   | Breakfast Bar, Built-in Features, Granite Counters, Storage |            |      |

Inclusions: N/A

This is a lovely home with many updates and improvements and it is ideally located in West Dalhousie just steps away from the highly rated Elementary. With over 1900ft of developed space, there is lots of room for ladditlional living inthe finished lower level. This is a great classic floor plan with updates, over the years, that have included windows, roof, HE furnace, kitchen cabinets and granite counters, gas fireplace, in-floor heat in lower bath, solid wood doors throughout, lovely built-ins, and exposed aggregate sidewalks. The original 1/4 sawn oak hardwood floors remain and are in good shape. A re-finish would make them perfect. The beautiful and sunny south rear yard is ideal and quiet and includes a double parking pad or space for your future garage. This is a good one!