



GRASSROOTS
REALTY GROUP

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140 Dalhousie Road NW
Calgary, Alberta

MLS # A2327325



\$494,800

Division:	Dalhousie		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,364 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Discover this semi-detached home located on a quiet street in the highly desirable community of Dalhousie. Offering over 1,300 sq. ft. of living space, this 2-storey home features 3 bedrooms and 1.5 bathrooms, making it an excellent opportunity for families, first-time buyers, or investors. An exciting bonus is that the adjoining property at 138 Dalhousie Road NW is also currently available for purchase, creating a rare opportunity to own the entire duplex. Whether you're looking for a revenue-generating investment, multigenerational living arrangement, or future redevelopment potential, opportunities like this are seldom available in such a sought-after location. The main floor showcases durable laminate flooring and a bright, inviting living room with large windows that fill the space with natural light. The functional kitchen offers ample cabinet and storage space and flows seamlessly into the generous dining area, perfect for everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms, including the primary retreat complete with a private 2-piece ensuite. A full 4-piece bathroom completes the upper level. The full unfinished basement offers endless possibilities to create your dream space, whether it's a recreation room, home gym, office, or additional storage. Outside, the private low-maintenance backyard with a concrete patio is perfect for entertaining and enjoying the summer sun. Recent updates include an updated furnace and hot water tank, providing added comfort and peace of mind. Conveniently located close to schools, parks, playgrounds, shopping, restaurants, and transit, this home combines comfort, convenience, and value in one exceptional package. Don't miss your chance to own in one of Calgary's most established communities, with the unique option to purchase both sides of the duplex. Schedule your private

showing today