



GRASSROOTS
REALTY GROUP

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5655 Dalhousie Drive NW
Calgary, Alberta

MLS # A2330131



\$749,900

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,261 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	3
Garage:	Garage Faces Front, Parking Pad, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cleared, Other		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Flat	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Electric Stove, Range Hood, Refrigerator, Washer/Dryer

READY TO MOVE IN | 5 BEDS | 3 FULL BATHS | SINGLE ATTACHED GARAGE | RENOVATED | ILLEGAL BASEMENT SUITE | OVERSIZED LOT. Excellent priced, this FULLY renovated TRULY OPEN CONCEPT bungalow situated on an oversized lot in the prestigious Dalhousie neighborhood offers over 2,400 TOTAL square feet of living space. Upon entering the front you are greeted with wide open space and tons of natural light flowing in from the BIG windows in the front. Every detail has been carefully considered in this beautiful home, featuring a fully renovated kitchen, NEW appliances, NEW windows, a NEWER roof, luxury vinyl plank flooring and a single ATTACHED GARAGE. The property features an ILLEGAL BASEMENT SUITE with a SEPARATE ENTRANCE, offering a great investment opportunity. Conveniently located near the DALHOUSIE LRT STATION, it provides easy access to CROWCHILD TRAIL, SAFEWAY, SHOPS, CAFÉS, AND RESTAURANTS. The home is also ideally positioned for commuting to ST. DOMINIC FINE ARTS JUNIOR HIGH, SIR WINSTON CHURCHILL AND ST. FRANCIS HIGH SCHOOLS, MARKET MALL, ALBERTA CHILDREN'S HOSPITAL, FOOTHILLS HOSPITAL, THE UNIVERSITY OF CALGARY, AND DOWNTOWN.