



**GRASSROOTS**  
REALTY GROUP

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**6008 DALGETTY Drive NW**  
**Calgary, Alberta**

**MLS # A2335531**



**\$715,000**

|                  |                                         |               |                   |
|------------------|-----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Dalhousie                               |               |                   |
| <b>Type:</b>     | Residential/House                       |               |                   |
| <b>Style:</b>    | Bi-Level                                |               |                   |
| <b>Size:</b>     | 1,113 sq.ft.                            | <b>Age:</b>   | 1969 (57 yrs old) |
| <b>Beds:</b>     | 5                                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached                  |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Rectangular Lot, See Remarks |               |                   |

|                    |                                 |                   |      |
|--------------------|---------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Linoleum, Tile, Vinyl | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Tar/Gravel                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                      | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                     |                   |      |

**Inclusions:** Window Covering As-is, One Garage Remote Control

Welcome to this bright and spacious bi-level property, ideally positioned in front of a green space and offering no neighbor directly across. Offering 5 bedrooms in total, this home is a great choice for a family, multi-generational living, or an investment property. The main floor features 3 bedrooms, a spacious and airy living room with large windows, beautiful oak flooring, and a classic brick fireplace that adds warmth and character. The recently updated kitchen features quartz countertops and plenty of natural light. The brand new fully renovated basement provides excellent additional living space with 2 bedrooms, a bright living room with second brick fireplace, new windows, and new flooring throughout. Thanks to the raised bi-level design and large basement windows, the lower level is bright and comfortable rather than feeling like a typical basement. Enjoy the outdoors on the updated deck, while the large lot provides plenty outdoor spaces and future possibilities. Recent updates include a brand-new hot water tank and furnace, new basement windows, new fridge, updated deck, and roof replaced a few years ago. The location is exceptional &mdash; walking distance to schools, pathways, Dalhousie LRT Station, and nearby grocery stores, with the University of Calgary just a short distance away. Whether you are looking for a comfortable family home, a property with additional living space, or a solid investment opportunity, this home offers plenty of options. A spacious 5-bedroom home, an oversized double garage, a large lot, and green space right across the street &mdash; all in one of Calgary's most convenient NW communities. Don't miss this opportunity in Dalhousie!