



GRASSROOTS
REALTY GROUP

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16 Dalroy Crescent NW
Calgary, Alberta

MLS # A2335673



\$679,976

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,158 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Chandelier, Dry Bar, Skylight(s)		

Inclusions:	N/A
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16 Dalroy Crescent NW | Tucked Away On A Quiet Cul-De-Sac | Bright & Spacious Bi-Level Home Offers Excellent Space, Convenience, & Flexibility | Originally Designed As A Three-Bedroom Layout, Owners Have Converted Two Bedrooms To Create An Exceptionally Large Primary Bedroom With Double Closets | Main Bathroom Features Five Pieces, Including Dual Sinks | The Living Room Is Highlighted By A Corner, Brick-Faced Fireplace & Hardwood Floors | While The Kitchen Includes A New Skylight & Access To A Covered Deck, Ideal For Outdoor Enjoyment & BBQ Time With Family & Friends | New Roof On Both The Home & Garage In 2024 | The Fully Developed Basement Offers Two Additional Bedrooms, A Three-Piece Bathroom, A Recreation/Games Room, & A Convenient Separate Entrance To The Backyard | Enjoy An Outstanding Location Within Walking Distance Of Calgary Co-Op, Canadian Tire, Northland Mall, Safeway, & Dalhousie LRT Station | Excellent Schools Including Sir Winston Churchill High School, St. Francis High School, St. Dominic Fine Arts School | Easy Access To Market Mall, Alberta Childrens Hospital, Foothills Medical Centre, University Of Calgary, & Downtown | Shaganappi Trail, Crowchild Trail, & John Laurie Boulevard Completes This Well-Connected Northwest Calgary Home.