



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4408 Dalhart Road NW
Calgary, Alberta

MLS # A2341061



\$714,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,247 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Fruit Trees/Shrub(s), Landscaped, L		

Heating:	High Efficiency	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: none

Come and check out this gorgeous home that has been in the same family for decades. It has a nice wide open plan with very spacious rooms and tons of windows so lots and lots of light coming in. Hardwood floors all thruout the top floors with an updated kitchen and bathroom plus a two piece ensuite off the master bedroom, This home features three bedrooms up plus two more in the lower level. The lower level is a typical Bi-level with huge windows that let in a lot of light and a large family room with a Vintage electric fireplace, quite trendy looking. The lot is large and landscaped and has a parking pad for two cars and i know you will love the curb appeal of this excellent home. Dalhousie is a terrific community with so many amenities close by. Schools everywhere including a spanish elementary, parks, shopping, University close by and also the LRT station and easy access to get out of town and to the mountains. This home is move in ready, come and have a look. Quick possession very possible.