



GRASSROOTS
REALTY GROUP

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18 Dalhousie Crescent NW
Calgary, Alberta

MLS # A2346621

\$525,000

Division:	Dalhousie		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,211 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Outside, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Level, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, See Remarks		

Inclusions: N/A

Fully renovated and move-in ready, this 3-bedroom 2-storey half duplex offers brand new windows, modern finishes, no condo fees and a private yard, all in a convenient location just a short walk to the LRT station, grocery stores, restaurants and shopping. The main and second floors feature new sleek and durable LVP throughout for a modern look and easy maintenance. Fresh paint throughout and quartz countertops in both the kitchen and bathrooms add a clean, modern feel. Brand new windows provide added comfort and energy efficiency. The very spacious living room and primary bedroom offers plenty of room to relax, while the functional layout provides comfortable everyday living. Enjoy the convenience of being close to transit and everyday amenities, along with the benefit of a private yard and no condo fees. A great opportunity for first-time buyers, families or investors. Don't miss this beautifully updated home in a convenient location!