



GRASSROOTS
REALTY GROUP

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6208 Dalton Drive NW
Calgary, Alberta

MLS # A2347715



\$949,900

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,154 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: IN BASEMENT: ELECTRIC RANGE, MICROWAVE HOOD HAN, REFRIGETATOR, DISHWASHER AND WASHER/DRYER STACKED

Welcome to this exceptional FULLY RENOVATED-TO-THE-STUDS luxury bi-level in Dalhousie NW, offering over 1,153 sq. ft. above grade, 5 bedrooms, 4.5 bathrooms, a FULLY LEGAL 2-bedroom basement suite, oversized double detached garage, RV-friendly rear parking pad, and rear deck. Extensively remodeled with high-end finishes throughout, virtually everything has been renewed, including plumbing, electrical, 200AMP service, 2 furnaces, hot water tank, Hardy board siding, interior finishes, and more. Ideally located close to the University of Calgary, schools, shopping, parks, transit, and major amenities, this home delivers an incredible combination of luxury, location, and versatility. Step inside to a spacious foyer leading to a stunning open-concept main floor filled with natural light. The living room showcases a cozy fireplace and custom feature wall, while the designer L-shaped kitchen features quartz countertops, stainless steel appliances, sleek cabinetry, and a striking waterfall-edge island overlooking the living and dining areas. Patio doors lead from the dining area to the rear deck, while a convenient laundry/mudroom provides additional functionality. The luxurious primary retreat features custom closet space, a feature wall, and a beautiful 5-piece ensuite with freestanding tub. The second main-floor bedroom includes its own 4-piece ensuite, while a 2-piece powder room completes the level. The owner's portion of the lower level offers another impressive bedroom featuring a fireplace, large window, walk-in closet, and private 4-piece ensuite. The fully legal basement suite features 2 bedrooms, a 4-piece bathroom, modern kitchen with stainless steel appliances, and separate laundry, providing excellent flexibility for rental income, extended family, or guests. Outside, enjoy the spacious rear deck, an oversized double detached garage, plus an

oversized rear parking pad ideal for additional vehicles or RV parking. Completely transformed from the studs with extensive new systems and sophisticated finishes throughout, this is a rare opportunity to enjoy the feel of a newly rebuilt luxury home in one of Northwest Calgary's most established communities. A truly one-of-a-kind Dalhousie property—book your private showing today!