



GRASSROOTS
REALTY GROUP

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5864 Dalford Hill NW
Calgary, Alberta

MLS # A2349346



\$800,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,257 sq.ft.	Age:	1970 (56 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, N		

Heating:	Floor Furnace	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Separate Entrance, Storage, Tankless Hot Water		

Inclusions: Wardrobe/Closet in Basement Bedroom, 3 x Fold Up Tables in Basement Kitchen

****OPEN HOUSE CANCELLED**** There's so much to love about 5864 Dalford Hill NW—a beautifully updated 5-bedroom bi-level offering space, flexibility, City views and an incredibly convenient location. Fully finished inside and out, this is a home that has been thoughtfully improved while still offering exciting possibilities for the future. Step inside to a BRIGHT and welcoming main floor flooded with natural light along with new pot lights in the living room and kitchen, with all-new light fixtures throughout, creating a fresh, modern & warm feel. Note the original 3/4" solid oak floors. The beautiful & spacious kitchen features designer cabinet color and handle selections, newer appliances, and flows easily into the main living spaces, making everyday life and entertaining equally comfortable. Three nicely sized bedrooms are located on the main floor, including a spacious primary bedroom with its own private ensuite. Both main-floor bathrooms feature heated floors—a welcome touch of comfort to be appreciated on cooler Calgary mornings. The fully finished lower level offers exceptional flexibility as it can be accessed both at the front and back of the home! With two additional bedrooms and 3-pc bathroom (including kitchenette), it could easily be configured to provide a separated/private living space while still allowing the main home to retain the large media/recreation room. Whether you're considering extended family, older children, guests or future rental potential, the possibilities are many. The home also benefits from thoughtful improvements and diligent maintenance, with spray foam sealing around all ceiling fixtures and blown insulation bringing the attic to R40. The recently installed (2024) On-Demand hot water heater has also been recently serviced, adding peace of mind. Outside, the updated landscaping is

designed for both function and easy enjoyment. The front yard offers a newly laid patio stone and sitting area to enjoy the south views, along with a driveway with its fresh asphalt layer and widened by an additional three feet. A newly added rear deck off the garage creates an inviting outdoor space to lounge and relax, and the low-maintenance backyard includes a brand-new fence and gorgeous new wood shed. The property can comfortably accommodate parking for up to six vehicles—a rare bonus—while a double oversized garage provides additional convenience and storage. The location is just as appealing. Enjoy city views while being less than a 10-minute walk from the Dalhousie LRT station, with grocery stores, shops & everyday amenities nearby. Quick access to major roadways makes commuting and getting around the city easy by car. With 5 bedrooms, thoughtful updates, excellent parking option for multiple cars or large recreational vehicle parking, flexible lower-level possibilities and a location that makes daily life remarkably convenient, THIS is a home ready to welcome its next chapter and must be seen in person to be appreciated!