



GRASSROOTS
REALTY GROUP

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**6803 Dalmeny Gate NW
Calgary, Alberta**

MLS # A2351418



\$659,900

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,099 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Garage Faces Side, Quad or More Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: tbd

Hello Happy Family! This is what you have been waiting for… a refreshed, comforting & bright bilevel on a generous 7,384 sq. ft. corner lot in friendly West Dalhousie. This home features a unique blend of interior updates and exceptional outdoor living space, while retaining select delightful touches of original character. The fresh, contemporary ambience created by new luxury vinyl plank flooring, new carpet in the bedrooms, fresh paint and new baseboards enhance the inviting feel throughout the main floor. The bright and spacious living room is bathed with natural light from its large windows, while the adjoining dining area provides a comfortable setting for everyday meals and entertaining. The beautifully renovated kitchen features crisp white cabinetry, elegant granite countertops, a stylish subway tile backsplash and a new dishwasher. Thoughtfully incorporated into the updated space is a charming bank of original wood cabinetry, handcrafted by the longtime homeowner who purchased the property just a few years after it was built. This distinctive feature adds warmth, character and a wonderful connection to the home's history. The kitchen provides generous storage and workspace, along with convenient access to the expansive outdoor deck. Three bedrooms on the main floor, all with new carpeting, and an updated four-piece bathroom as well as an updated, convenient two-piece ensuite . Outside, this property really shines! The expansive deck offers an incredible amount of space for outdoor dining, entertaining and relaxing. There is room for the kids to roam in the fenced yard. A heated in-ground swimming pool, creates the opportunity for your own private summer retreat. Another exceptional feature is the oversized four-car underdrive garage, providing flexible space for vehicles, hobbies, projects or storage. The partially finished basement

offers additional flexibility and future potential. this home is situated in a prime location, with access to schools, parks, shopping, transit and major roadways. The nearby Dalhousie LRT station makes commuting to the University of Calgary and downtown especially convenient. With substantial interior updates, charming original craftsmanship, exceptional garage space and impressive outdoor amenities, this home offers a combination of features that is increasingly difficult to find. Come discover the possibilities!