

# \$779,900 - 5632 Dalhousie Drive Nw, Calgary

MLS® #A2195227

**\$779,900**

5 Bedroom, 2.00 Bathroom, 1,768 sqft

Residential on 0.17 Acres

Dalhousie, Calgary, Alberta

Dalhousie almost 67 ft front by 125 ft deep lot, 7500 sq ft, a good opportunity to redevelop and make 2 new homes after city permissions, R-CG is a residential designation that is primarily for rowhouses but also allows for single detached, side-by-side and duplex homes. OR live in the same house perfect for big families, OR keep it as an investment property currently rented out. See remarks. New roof shingles (2021), new furnace (2008), hot water tank (2012), several new windows on the main and upper floors (2008) and 3-pc bathroom (2013). This house has a total of six bedrooms, 2 full and 2 half bathrooms, and a large double detached garage. Family room with wood burning place. Main floor has a bedroom, 2-pc bath and a separate laundry room, upstairs there are three large bedrooms, including a large master bedroom with a two piece attached bathroom and a four piece bathroom. The developed basement features 2 more bedrooms, a three piece bathroom and plenty of storage. A large patio area at the rear of house. The fenced backyard provides privacy and is professionally landscaped with mature trees and a lush lawn. The oversized 23' x 23' double detached garage is able to accommodate most large trucks, parking for 4/5 vehicles on personal property and street parking available too. Garage has an attic ladder which gives access to additional storage space. Attached to the garage is an attached room which makes for cozy office space, art room or children's playhouse.



Contact your realtor or developer!

Built in 1973

### Essential Information

MLS® #	A2195227
Price	\$779,900
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,768
Acres	0.17
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### Community Information

Address	5632 Dalhousie Drive Nw
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 1P9

### Amenities

Parking Spaces	5
Parking	Driveway, Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning, Brick Facing, Family Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, No Neighbours Behind, Other
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 22nd, 2025
Days on Market	55
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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