



GRASSROOTS
REALTY GROUP

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471 Dalmeny Hill NW
Calgary, Alberta

MLS # A2229806



\$795,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,290 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, Triple Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Garden, Gentle Sloping, Irregular Lot, Lan		

Heating:	Central, High Efficiency, Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl, Wood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: Second fridge in basement. Green house and Gazebo (screened). Metal shed.

For more information, please click the "More Information" button. Rare Find in Desirable Dalhousie – Spacious 4-Bedroom Family Home with Oversized Triple Garage. Welcome to this beautifully maintained 4-level split home, 2 above grade + 2 below grade. Perfectly nestled in the highly sought-after community of Dalhousie. This inviting residence offers over 2,400 sq. ft. of thoughtfully designed living space, ideal for families looking for comfort, space, and style. Step inside to a generous front foyer that leads to a bright living room and a completely renovated kitchen (2023), featuring stunning quartz countertops, sleek black composite sink and tap, LED under-cabinet lighting, stylish tiled backsplash, and brand new cabinetry. The kitchen also boasts a high-end stainless steel dishwasher and an impressive 28.8 cu. ft. fridge. LED ceiling lighting was upgraded in 2020 for a modern, energy-efficient touch. The separate dining room, complete with rich walnut-toned acacia wood flooring, comfortably fits large family gatherings. The spacious living room offers the perfect place to unwind, with enough space for a 75" TV. On the lower level, enjoy a cozy renovated family room (2023) with new vinyl windows, a porcelain tile wood-burning fireplace, and new vinyl plank flooring. A fully updated 3-piece bathroom with LED pot lights and a fourth bedroom make this level perfect for guests or older children. Convenient laundry area is also located here. Upstairs, you'll find three well-sized bedrooms and two bathrooms, including a spacious primary suite with two closets and a renovated 2-piece ensuite (2021). All bedrooms feature new vinyl windows (2023/24), with triple-pane upgrades in the kitchen and primary suite. Window coverings include Hunter Douglas blinds on the main and upper levels and Levelor zebra blinds in the lower level. The high-efficiency furnace,

humidifier, and water softener were all updated in 2020. The partially finished basement offers great flexibility for a home gym, workshop, or storage, along with a large crawl space. Outside, the 30' x 26' oversized triple garage is a standout feature—offering space for multiple vehicles, a workbench, overhead storage, and yard equipment space below. The garage roof was re-shingled in 2024. This is truly a rare opportunity to own a spacious, move-in-ready family home with incredible updates and one of the few triple-car garages in the area. Access from the side there is a concrete pad and room for RV parking. Homes like this don't come around often!