



**GRASSROOTS**  
REALTY GROUP

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**6511 58 Street NW**  
**Calgary, Alberta**

**MLS # A2235146**



**\$549,900**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	929 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated, On Street, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** Air Conditioning-Central

Welcome to this well-maintained bi-level home located in the heart of West Dalhousie, directly facing West Dalhousie School. The main floor features two spacious bedrooms, a 4-piece bathroom, and a convenient 2-piece ensuite. The property has been freshly painted throughout, giving the interior a bright and refreshed feel. Enjoy the comfort of central air conditioning and a large, sunlit living room perfect for entertaining. The lower level offers two additional bedrooms with large windows that let in plenty of natural light. An oversized double detached garage, and a west-facing backyard and windows that capture beautiful evening sun. Located close to the C-Train station and several nearby shopping areas, this home combines comfort, convenience, and great value.