



GRASSROOTS
REALTY GROUP

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5239 Dalcroft Crescent NW
Calgary, Alberta

MLS # A2237200



\$925,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,008 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: None

OPEN HOUSE on Saturday, July 12th from 2-4pm. 4 Bedrooms, 3 Full Bathrooms & Fully Renovated in Dalhousie! This beautifully renovated 4-bedroom home with 3 full bathrooms & all adorned with Italian tile offers the perfect blend of space, style, and location in Calgary's desirable Dalhousie community. Tucked away on a quiet crescent, this fully developed 4-level split delivers modern comfort with room to grow and entertain. Step into a sun-filled open-concept main floor, where the brand-new kitchen features quartz countertops, stainless steel appliances, designer tile backsplash, and sleek white cabinetry & all seamlessly connected to the eating area and living room with wide plank maple engineered hardwood flooring. Upstairs, find two bedrooms including a spacious primary suite with a fully renovated ensuite. The third level is bright and functional with two more generous bedrooms, a full bath, and large windows that let in tons of natural light. The fully finished fourth level offers a cozy family room, a third full bathroom, and a separate laundry/mechanical area featuring a nearly new furnace and hot water tank. Outside, enjoy the sunny west-facing backyard, complete with mature landscaping, a large deck, and space to relax or host guests. The attached double garage and extra off-street parking (ideal for RV or multiple vehicles) add everyday convenience. Located in the heart of Dalhousie, this home offers a premium lifestyle with unbeatable access to top-rated schools, the University of Calgary, Foothills Hospital, C-Train service, shopping, parks, and downtown. Move-in ready and designed with care & this is the perfect home for families, professionals, or anyone looking to enjoy the best of NW Calgary living.

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