



GRASSROOTS
REALTY GROUP

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5843 66 Avenue NW
Calgary, Alberta

MLS # A2237433



\$519,000

Division:	Dalhousie		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,051 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, On Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Lawn, Rectangular Lot, Street Lighting, Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s)		

Inclusions: Basement appliances: refrigerator, microwave and stove

Welcome to this well-cared-for and tastefully updated home in the highly sought-after community of Dalhousie. The main floor features a refreshed kitchen with painted cabinetry, a classic subway-tile backsplash, stainless steel appliances, and modern light fixtures. Two spacious bedrooms on the main floor offer plenty of natural light through large windows. With a full bathroom on each level and a clean, functional layout, this home is a great fit for families, first-time buyers, or investors. The fully finished basement offers plenty of flexibility with two additional large bedrooms, a second kitchen, and a bright living area—all with oversized windows that let in lots of natural light. Outside, you'll find a sunny south-facing backyard with mature trees and two 15A outdoor plugs near the parking pad—perfect for winter plug-ins or even just hosing down the car. Getting around is easy with multiple routes in and out of the neighbourhood and quick access to Crowchild Trail, Sarcee Trail, and John Laurie Boulevard. Transit is right outside your door, with bus routes 76, 97, and 113 nearby, and Dalhousie LRT Station less than five minutes away by car. You're also just minutes from the University of Calgary, scenic Nose Hill Park, and all the shopping, restaurants, and entertainment options at Crowfoot Crossing. Whether you're looking for a place to call home or a smart investment, this property offers fantastic value in one of northwest Calgary's most convenient and connected communities.