



**GRASSROOTS**  
REALTY GROUP

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**519 Dalcastle Mews NW**  
**Calgary, Alberta**

**MLS # A2237641**



**\$799,999**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,950 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway, Insulated, Oversized, RV Access/Parking		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Many Trees, Pie Shaped Lot, Underground		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage, Wet Bar		

**Inclusions:** Pool Table & Cues/Balls, Alarm Equipment Without a Contract, Stove in Basement

Original owners (46+ years) 1979 Melcor built home. 2557.29 sq ft developed. Perfect chance for NEW buyers to enjoy this amazing home/location. Dalhousie has a well-established feel w/mature trees, manicured streets PLUS it's family friendly. Builder added 2 ft on the back for this popular home model in Dalhousie. HUGE lot = 7610 sq ft pie shape (no back lane) quiet Cul-De-Sac! OVERSIZED drywalled/insulated double garage PLUS owners paid to add extra paving on front, adding to driveway/beside home=RV storage + you can easily park 6 cars! 1950+ sq ft above grade PLUS developed basement. 3 beds up PLUS office on mnlevel = 4 beds above grade. Peonies greet you-on way to SW facing front dr. Sprinkler/irrigation system keeps lawn & plants watered. Enter home & instantly recognize pride of ownership throughout. These owners loved this great home! Living/dining area enjoys that SW light. Kitchen/Nook & family room (more gleaming HW!) = heart of the home. Imagine creating NEW memories here with your family!? Transition directly out to large backyard. Perfect deck space+gas line for BBQ makes entertaining outside easy! Enjoy WOOD burning fireplace on those chilly nights. Wood panelling has become POPULAR again! Mn floor laundry, 2 piece bath (sellers say possible to add a shower here where closet is if you need full bath on this level!) Side Door that transitions directly outside-great for dogs & kids! Direct access to attached garage-perfect for bringing in groceries or suitcases. Office (or 4th bedroom) w/hardwood floors completes this main level. Transition to the second level-3 bedrooms-ALL w/Hardwood floors & shutters! Primary offers 3 piece ensuite. 4 piece bath services other 2 rooms. Basement development offers MORE space! Hang out and play pool. Entertain with your bar/sink area. Enjoy the gas stove in this cozy

area & watch a movie....did I mention all the "bonus" space?! SO much storage, area for woodworking/small shop, sink in mechanical room, craft room? These owners took care of their home. Most windows changed out, newer roof shingles-Fibreglass roof hail resistant-40 yr warranty, 2 new furnaces 2018, HWT 2017, Newer garage door opener. Vacuflo installed 4 yrs ago! When something needed attention-it was done properly! Dalhousie community center hosts wide range of programs & events for all ages=preschool, after-school programs, summer camps, various fitness/hobby classes. Community association organizes events like farmers' markets, concerts, winter carnivals & more. Located near Nose Hill Park, providing easy access to green spaces/pathways. Well-connected to major roads like Shaganappi Trail & Crowchild Trail=makes it easy to get around Calgary & beyond. Great public transportation-Dalhousie LRT and bus stop mins away. Close to U of C, SAIT, Foothills Hospital, Children's Hospital. Easy access to shopping, restaurants, amenities. Off leash dog park easy 15 min walk. Buy today & get kids registered for 2025 school year!