



GRASSROOTS
REALTY GROUP

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**87, 5400 Dalhousie Drive NW
Calgary, Alberta**

MLS # A2242740



\$539,900

Division:	Dalhousie		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,791 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Interior Lot, Level, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 590
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings		

Inclusions: All window coverings

OPEN HOUSE - JULY 26th 12-2PM. Rare offering in desirable Dalhousie with this renovated 3 bed 2.5 bath front attached garage townhouse in a highly desirable complex. Featuring nearly 1,800 Sq.Ft. of interior above grade living space plus a large fenced yard and additional 400 Sq. Ft. Basement, this townhouse is unrivaled in size, location, and amenities. As you enter through the private yard you are greeted with a unique open floorplan and two storey lofted living area with floor to ceiling windows and brick fireplace. The renovated kitchen with butcher block countertops, stainless steel appliances and ample storage features a raised eating bar that opens onto the dining and sitting area with numerous configuration options ideal for hosting large gatherings. The kitchen level overlooks the living area making it great for entertaining and features an updated powder room for guests. Upstairs features 3 good sized bedrooms and two bathrooms. The generous sized primary bedroom features an updated ensuite with soaker tub and tile surround, dual sink vanity and tiles floors. The stairwell features a unique solar tube offering additional light throughout. The main level foyer off the garage features custom built-ins and a full-size stackable washer and dryer unit with sink and clothes storage. Ample parking includes a 12x22 foot garage plus additional driveway parking and ample visitor and street parking for guests. The 400 Sq. Ft. basement with built-in wall unit and additional storage is an open canvass and can be utilized as a movie room, gym, office or hobby room. The complex is unique with an outstanding amenity building featuring an indoor pool, sauna, games room, squash court, gymnasium and common lounge with pool and ping pong. Close to numerous amenities, schools, parks and transportation options, this home will not last - view today!

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