



GRASSROOTS
REALTY GROUP

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528 Dalmeny Hill NW
Calgary, Alberta

MLS # A2244017



\$850,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,321 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Greenbelt, Landscaped, Lawn, Private, Rectangular Lot		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Flat, Vinyl	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE - SATURDAY OCTOBER 4th & SUNDAY OCTOBER 5th 12-2pm FULLY PERMITTED RENOVATION | 2025 WINDOWS | 2025 FURNACE | BACKS ON TO GREEN SPACE | This is the one you've been waiting for! Nestled on a quiet, tree-lined street in the highly desirable NW community of Dalhousie, this professionally renovated and fully permitted 4 bedroom, 3 bathroom home with over 1800 sq. ft. of living space, blends modern style with family-friendly functionality. Step inside to discover a bright and airy open-concept layout featuring luxury vinyl plank flooring, all-new windows and doors (2025), and thoughtful high-end finishes throughout. The brand-new designer kitchen is the heart of the home showcasing quartz countertops, a large center island, sleek new appliances, bar fridge, eye catching arch range hood and a walk-in pantry that makes storage a breeze. The spacious primary suite offers a private retreat with a walk-in closet and a gorgeous ensuite bathroom with custom tiled shower and glass enclosure. The main floor family room features a new, built-in electric fireplace, dining room and large 8ft. patio slider door that leads to the updated, pressure treated-wood front balcony. The fully finished basement provides additional living space with a recreation room including a large, newly inspected and cleaned wood-burning fireplace, a 4th bedroom with closet and egress compliant window, full 3 piece bathroom, an updated laundry room with new stacked laundry center and under-stair storage. A new, 2025 furnace and hot water tank are nestled in the convenient and ample utility room with access from the oversized, 2 car garage. Step outside and fall in love with the private, beautifully landscaped backyard, complete with mature gardens and trees, new pressure-treated deck and no rear neighbours – just peaceful views of the

off-leash green space behind. Whether you're relaxing on the deck or entertaining friends and family on the grassed lawn, this yard is your own little oasis. Located minutes from top-rated schools, parks, shopping, public transit, and major commuter routes, this home offers incredible lifestyle and convenience in one of Calgary's most established neighbourhoods. Don't miss your chance to own this turn-key gem in Dalhousie, truly a must-see! VIRTUAL TOUR AVAILABLE - click on virtual tour icon.