



GRASSROOTS
REALTY GROUP

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**5476 Dalrymple Crescent NW
Calgary, Alberta**

MLS # A2246792



\$729,500

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,340 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Walk-In Closet(s)		

Inclusions: Deepfreeze, Shed in backyard, fridge in the basement and A/C unit

Welcome to 5476 Dalrymple Crescent, a beautifully updated bungalow located on a quiet, oversized corner lot in the sought after community of Dalhousie with no neighbours behind. This exceptional home offers the perfect combination of charm, functionality, and thoughtful updates, making it ideal for young professionals, growing families, or anyone seeking a peaceful place to call home. From the moment you arrive, you'll notice the pride of ownership that shines through every detail. The home has been lovingly maintained and updated, including all three bathrooms which have been recently renovated with fresh, modern finishes. The open-concept layout creates a bright and airy feel, allowing natural light to flow effortlessly through the living spaces. A standout feature of the home is the stunning south-facing sunroom. This light-filled space is perfect for enjoying your morning coffee, reading a book, or entertaining friends while taking in views of the private, serene backyard. With no neighbours behind, you'll enjoy a rare sense of quiet and privacy right in the heart of the city. The fully finished basement adds even more versatile living space, perfect for a home office, media room, workout area, or guest accommodations. Whether you're hosting family gatherings or simply enjoying a quiet night in, this home adapts to all of life's needs. Additional updates include a recently replaced sewer line, offering peace of mind for years to come. The home also comes complete with a commercial grade, rubber-coated flat roof that has spray foam insulation, dramatically lowering utility bills. The overall condition of the home reflects a true sense of care and attention, allowing you to move in without having to lift a finger. The location is incredibly convenient, just minutes from the university, public transit, shopping centres, and a wide variety of restaurants. You'll

enjoy the benefits of a well-connected neighbourhood while coming home to a peaceful, residential setting. 5476 Dalrymple Crescent is more than just a house—it's a warm, inviting home ready to welcome its next chapter. Schedule your private showing today and see firsthand all that this wonderful property has to offer.