



GRASSROOTS
REALTY GROUP

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5, 5400 dalhousie Drive NW
Calgary, Alberta

MLS # A2248398



\$509,900

Division:	Dalhousie		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,602 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 590
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Recreation Facilities		

Inclusions: N/A

Welcome to 5400 Dalhousie & this sunny 3 Bedroom townhome in this exclusive condo complex just steps to Dalhousie Station/ Shopping and LRT. AVAILABLE FOR A QUICK POSSESSION, THIS BRIGHT & WELCOMING UNIT FEATURES LAMINATE FLOORS, ATTACHED 1 CAR GARAGE & South Backyard. Fabulous living room with wood burning fireplace & soaring 12 ft ceilings. Eat-in kitchen & expansive open concept dining/family room overlooking the living room. Upstairs three great sized bedrooms and two full baths. The master bedroom has a walk-in closet and a full ensuite bathroom. Convenient main floor laundry room. 2 Pce bathroom on the main level. A finished rec room in the basement. Visitor parking and a park area are just steps from your front door & private residents amenity comes complete with indoor pool & squash court games and party room. Minutes to top-notch schools, hospital / University Of Calgary