



GRASSROOTS
REALTY GROUP

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5935 Dalhousie Drive NW
Calgary, Alberta

MLS # A2250275



\$688,800

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,151 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Garage Faces Front, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Linoleum, Vinyl Plank

Roof: Tar/Gravel

Basement: Finished, Full

Exterior: Mixed, Stucco

Foundation: Poured Concrete

Features: Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Investor alerts! Renovating or renting/holding this 5-bedroom 3-bath home could be a rare opportunity of rewarding investment. The terrific views of the Dalhousie Football Fields are just out of your living/dining room windows. The primary bedroom has an ensuite and is big enough for a king bed and dressers. There are 2 more good sized bedrooms and a full bath on the main floor. The kitchen has a lot of cabinets and a side door going out for dropping whatever you don't want to keep in the house or gardening in the backyard. The basement is fully developed with two bedrooms, a full bath and a recreation room with gas assist fireplace. The huge laundry room and spacy hallway are with potential re-functioning of this level. The quite backyard is perfect for family activities or connecting to the wonderful pathway system right out the back gate. This home is designated to all levels of famous schools in Northwest of Calgary, from kindergarten - West Dalhousie School (K-5), to high school - Sir Winston Churchill High School (10-12 regular and IB). The location is very convenient, minutes to the university, public transit, shopping centers and restaurants, and easy access high ways too.