



GRASSROOTS
REALTY GROUP

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6256 Dalmarnock Crescent NW
Calgary, Alberta

MLS # A2257828



\$699,900

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,794 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Low Ma		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Priced to sell with tons of potential. Located in one of Calgary's most sought-after, family-friendly neighborhoods, this spacious bungalow offers unmatched convenience—just minutes from top-rated schools, shopping, parks, transit, and the University of Calgary. With no neighbours behind, enjoy peace and privacy on a premium lot. The newly updated exterior features Hardie board siding, a beautiful cedar deck, and new cedar fencing, creating an inviting first impression. The backyard is fully fenced, perfect for pets and kids, and includes a dog run, back lane access, and an oversized double detached garage and RV parking. While the interior needs a little love, it boasts outstanding potential. Step into a large foyer with custom floor-to-ceiling closets, leading into a bright and open living room with: large windows, wood-burning fireplace with brick surround, recessed lighting, and modern architectural details. The dining area is bright and inviting, complete with a custom dining table. The upgraded kitchen features: Full-height mosaic backsplash, Granite countertops, Deep undermount sink, Stainless steel appliances, Built-in oven & microwave, Flat-top stove, Full-height cabinetry for extra storage. The three bedrooms on the main floor, including a generous primary retreat with Vaulted ceilings, Large bay window and a 4-piece spa-inspired ensuite with double undermount sinks, granite counters, and a rainfall shower. The two additional bedrooms feature deep closets and large windows, and are served by a modern 4-piece bathroom with a deep soaker tub, glass shower door, and dual-flush toilet. Step down into the sun-drenched addition, featuring a bright Skylight, open Wet bar and Separate entrance to the backyard. The partially finished basement offers a large rec room with a gas fireplace, a 4th bedroom, a 3-piece bathroom, large laundry area, and extra

hobby/storage rooms—a perfect canvas for your dream basement renovation. Outdoor Living at Its Best The backyard patio is ideal for entertaining with a gas line for BBQ and tons of space to relax or play. Book your private showing today and make this dream home your reality! Property is being sold as is. Property does need paint and flooring. Perfect opportunity to put your personal touch on it.