



GRASSROOTS
REALTY GROUP

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30 & 32 Dalton Bay NW
Calgary, Alberta

MLS # A2260982



\$829,999

Division:	Dalhousie		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,973 sq.ft.	Age:	1968 (57 yrs old)
Beds:	8	Baths:	4
Garage:	Alley Access, Garage Faces Rear, RV Access/Parking, Triple Garage Detach		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: 2 fridges, 2 stoves, 1 portable dishwasher (6yrs old), Washer x2, Dryer x2, Hoodfan x2, Garage Controllers x2

Welcome to 30 & 32 Dalton Bay NW - A fantastic opportunity in the desirable community of Dalhousie! This full side-by-side duplex, on one title, offers incredible flexibility, perfect for investors looking to rent out both sides, or for buyers wanting to live in one side and generate income from the other. It also works wonderfully for multi-generational living or anyone in need of both space and value. Both units include garage parking, with a rare triple garage setup providing plenty of space for vehicles, storage, or hobbies. UNIT 30 features 987.32 sq. ft (above grade), 4 bedrooms, 2 bathrooms, a spacious living room with front balcony, dining room, bright kitchen, full laundry room, cozy family room, a fully finished basement, newer fridge (2023), furnace (2017), hot water tank (2016), two-car garage (19' x 21'5") plus two additional parking stalls. UNIT 32 features 985.85 sq. ft (above grade), 4 bedrooms, 2 bathrooms, a spacious living room with front balcony, dining room, bright kitchen, full laundry room, cozy family room, a fully finished basement, hot water tank (2024), portable dishwasher (2019), Single Car Garage (12' x 21' 10"). This property is just minutes to the Dalhousie LRT Station, shopping centres, schools, parks, and more. Schedule your private showing today! (Some photos are virtually staged.)