



**GRASSROOTS**  
REALTY GROUP

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**51, 5400 Dalhousie Drive NW  
Calgary, Alberta**

**MLS # A2262859**



**\$484,900**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,378 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 558
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Storage		

**Inclusions:** None

Rare Opportunity in Dalhousie! Welcome to this beautifully maintained 2 bedroom, 2 bathroom end-unit townhouse with an attached front garage in one of NW Calgary's most desirable communities. Offering a spacious and functional layout, this home features gleaming hardwood floors, a renovated kitchen with quartz countertops, high-end stainless steel appliances, and clever built-in booth seating with extra storage. Enjoy hosting in the bright, open living and dining area with soaring ceilings, a wood-burning fireplace, and access to a covered balcony &ndash; perfect for morning coffee or evening relaxation. The private backyard provides additional outdoor living space, rare for townhome living. The king-sized primary bedroom includes ample closet space, while the oversized attached garage adds comfort and convenience. This pet-friendly complex is known for its exceptional amenity centre, featuring an indoor pool, sauna, squash court, gym, games room, and party lounge &ndash; all included with very reasonable condo fees. Located close to schools, parks, shopping, transit, and more. Don't miss your chance to own this unique home in a vibrant and well-managed community!