



GRASSROOTS
REALTY GROUP

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**33, 5400 Dalhousie Drive NW
Calgary, Alberta**

MLS # A2263930



\$475,000

Division:	Dalhousie		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,468 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees, No Neighbours Behind, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 590
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, See Remarks, Storage		

Inclusions: N/A

Corner unit in an excellent location! Just a short walk to Dalhousie LRT Station, Safeway, restaurants, cafes, and many other amenities. Residents enjoy access to a private amenity centre with an indoor pool, squash and badminton courts, fitness room, games area, sauna, and lounge. Welcome to 5400 Dalhousie – a well-maintained townhouse located in one of NW Calgary’s most desirable communities. This 3-bedroom, 2.5-bath home offers a functional multi-level layout with an attached single garage and a private southeast-facing fenced backyard. The spacious family room features soaring ceilings, a stunning floor-to-ceiling stone fireplace, and large windows that fill the space with natural light. Just a few steps up, the kitchen and dining areas overlook the family room, creating a bright and open layout that’s perfect for family gatherings and everyday living. Upstairs, the generous primary bedroom includes a walk-in closet and 4-piece ensuite, along with two additional bedrooms and a full main bath. The partially finished basement offers a recreation area, a wet bar, and a storage room. Book your showing today and discover the lifestyle this home has to offer!