



GRASSROOTS
REALTY GROUP

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6525 & 6527 58 Street NW
Calgary, Alberta

MLS # A2265483



\$1,100,000

Division:	Dalhousie		
Type:	Multi-Family/Full Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	2,170 sq.ft.	Age:	1975 (50 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Near Public Transit, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, See Remarks, Vinyl Plank	Water:	-
Roof:	Asphalt/Gravel	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s)		
Inclusions:	N/A		

Full duplex with separate Titles directly across from West Dalhousie Elementary School. Total of eight bedrooms (four per side) with side entrances and independent private back yards. Enter into 6525 with new vinyl planking throughout, 6527 has bamboo planking and carpet throughout. Freshly painted including bright, white kitchen with mosaic backsplash. Open concept main floor including vaulted living room with exposed beam with floor to ceiling brick facing wood burning fireplace with raised hearth. Access to front balcony overlooking greenspace and treed front yard. Separate side entrance could be renovated as private entrance to basement. Raised private back yards with access to back alley and large four car parking pad with room for detached garage. Close to LRT and great access to all amenities.