



6525 58 Street NW  
Calgary, Alberta

MLS # A2265596

**\$524,800**



<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Side by Side		
<b>Size:</b>	1,084 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Off Street, Oversized, Parking Pad, Unpaved		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Lawn, Rect		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, High Ceilings, Laminate Counters, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

Freshly updated semi-detached home directly across from West Dalhousie Elementary School! Walk into open concept main floor with floor to ceiling brick facing wood burning fireplace with raised hearth and access to front balcony overlooking school field. Updated kitchen has newly painted white cabinetry with mosaic backsplash. Brand new vinyl planking throughout the home. Secluded raised back yard with access to TWO parking spots with access from alley. Secluded raised back yard with access to separate side entrance. Alley behind with two parking spots. Close to LRT and great access to all amenities.