



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5279 Dalcroft Crescent NW
Calgary, Alberta

MLS # A2267325



\$699,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,172 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: additional fridge, blinds

Welcome to this exceptional 4-level split located in the highly sought-after community of Dalhousie. This inviting home offers 4 generously sized bedrooms, 3.5 bathrooms, and a flexible workout or multi-purpose room, providing plenty of space for the entire family. The bright, open layout includes two expansive living rooms perfect for entertaining or relaxing—ideal for social gatherings, movie nights, or cozy evenings by the fire. The kitchen was tastefully remodeled in the 2000s, offering timeless style and functionality, while the updated hot water tank and furnace provide peace of mind for years to come. Set on a large, treed lot directly across from a beautiful greenspace, this property feels private and serene. Step out the back gate to enjoy the paved pathway system, connecting you effortlessly to schools, parks, playgrounds, and nearby amenities. Grab your morning Starbucks, dine at Earls, or pick up groceries—all just moments away. With quick access to downtown, the mountains, and all major routes, this home combines convenience with lifestyle. Featuring a side entrance with walk-out access to the lower level, a carport, and a spacious fenced yard, this property truly checks all the boxes. Move-in ready and priced to sell—put your dream into motion and make this Dalhousie beauty your new home!