



GRASSROOTS
REALTY GROUP

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57 & 59 Dalton Bay NW
Calgary, Alberta

MLS # A2269818



\$895,000

Division:	Dalhousie		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,628 sq.ft.	Age:	1968 (57 yrs old)
Beds:	6	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Pie Shaped Lot, Private		

Heating:	Forced Air
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Tar/Gravel
Basement:	Full
Exterior:	Stucco, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: n/a

Welcome to 57 & 59 Dalton Bay NW, an outstanding opportunity to own a FULL side-by-side duplex, each 2 storeys, in one of Calgary's most desirable and well-established communities on a quiet cul-de-sac in Dalhousie. Each duplex is a full 2 storey unit, each with 3 bedrooms, 1.5 bath and basement totalling 2628 SF! Both sides are bright, spacious, and well laid out, with large living areas and kitchens and generous bedroom and bathrooms. The duplex design provides versatility—ideal for investors seeking dual rental income or for an owner-occupier looking to live in one side while generating revenue from the other or for multi generational families looking to live close to one another. If desiring for an investment, this property has consistent rental demand, thanks to its unbeatable location. Residents enjoy walking-distance access to Co-op, Canadian Tire, Dalhousie LRT, multiple bus routes, shopping centres, restaurants, schools, parks, and the University of Calgary. Its proximity to Market Mall, Northland Village, and major routes such as Crowchild Trail ensures long-term tenant appeal and excellent appreciation potential. The property is well maintained inside and out, offering a turnkey opportunity for investors or buyers seeking a dependable, income-producing asset in a mature neighbourhood. Properties of this caliber—especially full duplexes in established NW communities—rarely come to market, come see today!