



**9, 5400 Dalhousie Drive  
Calgary, Alberta**

**MLS # A2269825**



**\$420,000**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,381 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 559
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Storage		
<b>Inclusions:</b>	None		

Welcome to Dalhousie — A highly desirable community that masterfully blends space, comfort, and unparalleled convenience! This stunning townhome offers over 1,300 sq.ft of living space and a single attached garage, presenting an ideal opportunity for families and investors alike. Step inside to discover a bright and inviting open-concept main floor. The sunlit living room, centered around a cozy fireplace, creates a warm and welcoming atmosphere. The home's intelligent 5-level split design with vaulted ceilings ensures a seamless yet distinct flow between functional areas, maximizing both space and privacy. This versatile layout features two bedrooms, a den with a window, and two full bathrooms, perfectly suited for a variety of needs. The den presents excellent potential for a home office or a third bedroom, adding to the home's appeal for investors seeking a property with strong value-add potential. Beyond your doorstep, enjoy a world of amenities. The complex boasts a fully-equipped clubhouse with a meeting room, indoor swimming pool, sauna, and a gym. For recreation, you'll find volleyball and badminton courts, plus billiards and ping-pong tables—perfect for hosting everything from birthday parties to casual get-togethers. Nestled in a quiet complex, this move-in-ready gem is just minutes from parks, pathways, schools, shopping, the LRT station, and entertainment. Don't miss this rare opportunity to own a home where space, style, and an incredible location come together perfectly. Your dream home awaits—schedule a viewing today!