



GRASSROOTS
REALTY GROUP

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9, 5400 Dalhousie Drive
Calgary, Alberta

MLS # A2269825



\$420,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 559
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Storage		
Inclusions:	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!