



GRASSROOTS
REALTY GROUP

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**5, 5400 Dalhousie Drive NW
Calgary, Alberta**

MLS # A2270636



\$479,900

Division:	Dalhousie		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,602 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Close to Clubhouse, Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 638
Basement:	Partial	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Recreation Facilities		

Inclusions: N/A

Welcome to 5400 Dalhousie & this sunny three bedroom Townhome in this exclusive condo complex just steps to Dalhousie Station / Shopping and LRT. Available For a quick possession. THIS BRIGHT & WELCOMING UNIT FEATURES LAMINATE FLOORS/ATTACHED GARAGE & SOUTH BACKYARD. Fabulous living room with a wood burning fireplace & soaring 12 ft ceilings. Eat-in kitchen & expansive open concept dining / family room overlooking the living room. A 2pce bathroom on the main level. Upstairs three great size bedrooms and two full baths. The master bedroom has a walk-in closet and a full 4 pce ensuite. Convenient main floor laundry. A finished rec room in the basement. Visitor parking and a park area are just steps away from your front door. The private residents amenities come with indoor pool / squash court / games and party room. Minutes to top-notch schools, hospital, University