



GRASSROOTS
REALTY GROUP

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616 Dalmeny Hill NW
Calgary, Alberta

MLS # A2271883



\$829,900

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,571 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Off Street,		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Irregular Lot, Lands		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance, Wood Windows		

Inclusions: N/A

Welcome to this exceptional 1/5 acre bungalow tucked away on a peaceful cul-de-sac in the highly sought-after community of Dalhousie. Perfectly positioned with mountain views, mature trees, and lush shrubbery, this property offers a rare blend of tranquility and convenience. Inside, you'll find 3 spacious bedrooms and 2.5 bathrooms with a generous 1571 sq. ft. footprint, providing endless possibilities to renovate, expand, or build up to create your dream home. The main floor features a sunken family room with a cozy gas fireplace and sliding doors that open to a large deck overlooking your private backyard oasis. With direct access to pathways leading to green spaces, and a playground just across the street, this home is ideal for families who love the outdoors. Parking is never an issue, with ample space on the front driveway, garage, and street. The property also boasts a separate basement entrance, offering flexibility for future development. Upgrades over the years include a high efficiency furnace (2013), eavestroughs & downspouts, 35 year shingles (2010), and hot water tank (2023). This is truly a renovator's dream—a solid home with incredible potential in one of Calgary's most established neighbourhoods. Just minutes from top-rated schools, parks, shopping, public transit, and major commuter routes, this location offers both lifestyle and convenience. Don't miss your chance to own in one of Dalhousie's premier settings—bring your vision and make this property your paradise!