



GRASSROOTS
REALTY GROUP

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5602 Dalcastle Hill NW
Calgary, Alberta

MLS # A2273785



\$735,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,401 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Level, Low Maintenance Land		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Linoleum
Roof:	Flat
Basement:	Full
Exterior:	Brick, Composite Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: ALL ATTACHED AND UNATTACHED GOODS ARE SOLD AS-IS WHERE-IS.

Unbeatable Location | Corner Lot | Detached Double Garage | Updated Exterior Hardieboard | Spacious Driveway | Low-maintenance landscaping | AC Unit | Welcome to 5602 Dalcastle Hill NW, an exceptional opportunity in the sought-after community of Dalhousie. This well-maintained 1,400 sq ft bungalow sits proudly on a corner lot, offering timeless charm, solid construction, and incredible potential for both families and investors alike. Step inside to find a bright, functional layout designed for everyday comfort. The main floor features a seamless flow from the spacious living room through the dining area and into a sun-filled kitchen, creating the perfect space for entertaining and family gatherings. The home offers three generously sized bedrooms, including a primary suite with a private 2-piece ensuite, as well as a 4-piece main bathroom for added convenience. Notable updates include Hardie Board exterior siding, vinyl windows throughout much of the home, and low-maintenance landscaping that enhances the property's curb appeal. The stunning front entrance patio provides an inviting outdoor retreat — perfect for morning coffee or evening relaxation. A rare highlight is the detached double-car garage, complemented by a driveway with room for up to three additional vehicles — a true bonus in this desirable neighbourhood. The basement offers an abundance of space, including a large workshop area, a 4-piece bathroom, a dry sauna, and a laundry room with ample storage — ready to be customized to your needs. Situated in one of Calgary's most established, family-oriented communities, this home combines tranquillity with convenience. Enjoy proximity to top-rated schools, parks, shopping, and quick access to major routes, including Sarcee Trail, Crowchild Trail, and John Laurie Boulevard. Whether you're

looking to move in and enjoy as-is or modernize to your taste, 5602 Dalcastle Hill NW offers endless potential in an unbeatable location.