



GRASSROOTS
REALTY GROUP

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**5439 Dalrymple Crescent NW
Calgary, Alberta**

MLS # A2280374



\$609,900

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,155 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, See Remarks, Separate Entrance		

Inclusions: none

Welcome to a large bungalow in the heart of West Dalhousie. This large corner lot is situated in close proximity to the Community Centre, 3 schools in the area, and short walk to Dalhousie C-train station. The main level has 3 bedrooms and 1.5 baths. Half of the main levels flooring was recently updated with a vinyl plank. There is a large living room with a wood burning fireplace. The kitchen is sizable with black appliances and ample counter space for preparing meals. There is a separate entry at the rear of the home that leads to the lower level. The basement is fully developed with a huge rec room. A secondary kitchen could be added if the buyer wished. There are 2 large rooms that were recently rented and could be bedrooms if each window was increased to the legal size. These 2 rooms are each larger than the main floor bedrooms. The laundry is located in the basement storage room. A 3 piece bathroom with walk-in shower is off the storage room. The yard is huge with a wooden deck and leads to the oversized garage (24x22). Home is priced well given recent sales in the Community. A quick possession is possible!