



GRASSROOTS
REALTY GROUP

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471 Dalmeny Hill NW
Calgary, Alberta

MLS # A2283251



\$775,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,253 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Faces Front, Oversized, Triple Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn,		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows		
Inclusions:	Green House, Metal Shed, Gazebo, Basement Refrigerator		

Welcome to this beautifully updated 4-level split home situated on a large corner lot in the desirable community of Dalhousie in NW Calgary. Offering 2,300 sq. ft. of thoughtfully designed living space, this home blends functionality, comfort, and modern upgrades. The main level showcases a beautifully renovated kitchen (2023) featuring push-touch white cabinetry, elegant quartz countertops, a stylish tiled backsplash, and stainless-steel appliances—ideal for both everyday living and entertaining. Bright and spacious living and dining areas provide a functional, family-friendly layout, highlighted by warm hardwood flooring, freshly steam-cleaned carpet, and custom window coverings. Convenient rear access from the kitchen includes a generous closet and a staircase leading to the lower third level. The lower level showcases a thoughtfully renovated family room (2023) with new vinyl windows, a tiled wood-burning fireplace with a raised hearth, and modern vinyl plank flooring, delivering a cozy yet contemporary atmosphere. A laundry cove, full bathroom, and fourth bedroom complete this level, offering versatile options for guests, teens, or a home office. With 4 bedrooms, 2 full bathrooms, and a convenient cheater ensuite, this home offers a versatile layout for growing families. All bedrooms feature new vinyl windows (2023/24), with triple-pane upgrades in the kitchen and primary suite for enhanced energy efficiency and comfort. Major mechanical upgrades include a high-efficiency furnace, humidifier, and water softener, all updated in 2020, providing peace of mind for years to come. A true standout is the oversized 30' x 26' triple car garage—ideal for multiple vehicles, a workshop, overhead storage, and additional space for yard equipment. The garage roof was conveniently re-shingled in 2024. Located on a spacious corner lot in a

well-established community close to schools, parks, transit, shopping, and major routes, this is an exceptional opportunity to own a move-in-ready home in one of NW Calgary’s most sought-after neighbourhoods.