



GRASSROOTS
REALTY GROUP

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**56, 5400 Dalhousie Drive NW
Calgary, Alberta**

MLS # A2285881



\$490,000

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|------------------|---|---------------|-------------------|
| Division: | Dalhousie | | |
| Type: | Residential/Other | | |
| Style: | 5 Level Split, Attached-Side by Side | | |
| Size: | 1,657 sq.ft. | Age: | 1975 (51 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard, Close to Clubhouse, Low Maintenance Landscape, Private | | |

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| Heating: | Central, Hot Water |
| Floors: | Carpet, Ceramic Tile |
| Roof: | Asphalt Shingle |
| Basement: | Partial |
| Exterior: | Brick, Stucco, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Bookcases, High Ceilings, No Smoking Home, Recreation Facilities |

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|-------------------|----------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 638 |
| LLD: | - |
| Zoning: | M-CG d44 |
| Utilities: | - |

Inclusions: projector in basement

This wonderfully maintained multi-level townhome blends timeless appeal with a bright, open layout and an unbeatable location in one of NW Calgary's most cherished communities. Step inside to a spacious living area boasting soaring ceilings, expansive windows, and a cozy fireplace—the ideal backdrop for unwinding after a busy day. The adjoining dining space overlooks the living room and flows seamlessly into a kitchen that pairs nostalgic 1980s charm with dependable, well-crafted appliances. It's a tasteful nod to durable quality that still meets everyday needs with style. Upstairs, the generous primary suite offers excellent closet space and a private ensuite, complemented by well-sized additional bedrooms that are perfect for guests, a home office, or growing needs. The developed lower level provides flexible space for a home gym, hobby area, or media room. Step outside to your private, fenced patio—perfect for morning coffee or hosting summer barbecues—set within a quiet, mature complex framed by trees and green spaces. Residents enjoy a suite of exclusive amenities including an indoor pool, sauna, squash courts, games room, and a spacious community lounge. Positioned just steps from Dalhousie Station with easy LRT access, top-rated schools, shopping, parks, and the University of Calgary, this home offers an exceptional blend of lifestyle and value. A smart, solid choice for curious buyers seeking comfort, convenience, and long-term appeal. Call to book your private showing and discover why homes in this community are consistently in high demand.