



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

MLS # A2285881



\$490,000

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		

Heating:	Central, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 638
Basement:	Partial	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, No Smoking Home, Recreation Facilities		

Inclusions: projector in basement, refrigerator in basement

Open House this Sunday March 15th 12-3pm. 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. **BRAND NEW furnace WITH WARRANTY INCLUDED!** 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.