



**6208 Dalton Drive NW
Calgary, Alberta**

MLS # A2289536



\$599,900

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,108 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Bilevel for sale in the highly sought-after mature community of Dalhousie. This home offers a functional layout featuring three bedrooms upstairs, along with a bright kitchen, dining room, and spacious living room highlighted by a large picture window and a cozy wood-burning fireplace. A full four-piece bathroom completes the main level. The fully finished basement provides additional living space with a generous recreation room, a fourth bedroom, a three-piece bathroom, and a laundry room. Enjoy the rear deck overlooking the backyard, plus the rare convenience of both a single attached garage and a single detached garage, offering excellent flexibility for parking, storage, or workshop space. While the property does require some repairs, it presents a fantastic opportunity to renovate and add value in an amazing location close to schools, parks, transit, and amenities.