



**5820 Dalton Drive NW
Calgary, Alberta**

MLS # A2294729



\$608,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,122 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Garage Door Opener, Garage Faces Rear, F		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Lan		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Dry Bar, Kitchen Island, Laminate Counters, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

Inclusions: SHED, GARAGE HEATER

In an age where everything seems to be IKEA and throw away, enter this home to experience charming originality from a time when quality and excellence were valued. The sellers have lovingly and meticulously cared for this 1700sf developed bungalow for over 48 years. Solid hardwood exists under the living room carpet to match the main floor bedrooms. There are four bedrooms and two full bathrooms. Although clean as a whistle, the seller had a professional clean completed. The lower level has a large portion developed and the rear entry configuration might create the opportunity to generate extra income. The heated oversized insulated single garage has a workshop bench and plentiful cupboards. There is a second parking pad to safely store your boat or RV or rally car. The alley lane is paved and there is a security light with neighbors sharing the minor electric cost. The lot is huge with perennials popping out colorful, fragrant blooms each year. The Dalhousie community is very active with a community garden, tennis courts (pickle ball!), repair exchange clinics, indoor farmer’s markets and an outdoor skating rink. This a community that just makes sense – mature, family-friendly, walkable with easy access to schools, transit, parks, cafes and shopping. The Dalhousie LRT station, nearby bus routes and major roadways such as Crowchild Trail and John Laurie Blvd make commuting across the city, to downtown or the University of Calgary, efficient and accessible. Whether you're upsizing, relocating, or simply looking for a home that offers a ton of space, plenty of privacy and endless potential in a one-of-a-kind setting, this property is a must-see in person to truly appreciate.