



**5711 Dalmead Crescent NW  
Calgary, Alberta**

**MLS # A2295983**



**\$725,000**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

OPEN HOUSE SATURDAY & SUNDAY March 28th & 29th 1pm to 4pm 5711 Dalmead Crescent NW Awesome 60 ft x 110 ft corner lot located on a quiet crescent in a fantastic location in inner-city Dalhousie, walkable to fantastic shops & restaurants of the newly renovated Northland Village. Walk to parks, playgrounds, schools from Elementary to University including sought after Churchill High School (IB Program) and the U of C. This beautiful bi-level is solid and well built. Spacious with 1200 sq ft up, with a total of four bedrooms, three bedrooms up and one down, two full bathrooms. Plus a huge oversized double attached garage (20'x26') that gives you parking for four with the concrete driveway. Hardwood floors throughout the upper floor and new plush carpet in the lower level. Large main floor living room and the lower family room both feature a brick faced fireplace. Sunny and bright, lots of natural light throughout. Newer windows (installed 2011). The fantastic fully fenced backyard, gives you tons of room for kids or your furry family members to play, or plenty of space to build a second garage. This lovely property is currently rented out for \$2995 a month plus utilities. Tenants lease in place until June 30, 26. This is a great opportunity to own your own home in a fabulous location, or a fantastic investment property or a perfect large corner lot for development opportunities. Located on the East side of Dalhousie, close to the Shaganappi corridor. Walk to tons of amenities, shopping, grocery stores, Market Mall LRT and more. Enjoy the walking and bike paths through green spaces, off-leash areas, Nosehill Park and more. Close to both the Children's Hospital and the Foothills Hospital. Quick commute to downtown. View the 3D tour (purple house symbol.)