



**6584 Dalrymple Way NW
Calgary, Alberta**

MLS # A2296451



\$849,900

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,396 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Front Drive, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cleared, Front Yard, Landscaped, Low Maintenance Landscape, F		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: shelving in laundry room and garage

Beautifully updated and move-in ready, this impressive Dalhousie bi-level is ideally located on a quiet street surrounded by upgraded high-end homes and the bike path outside the backyard gate. Set on a huge lot, this home offers the perfect blend of comfort, style, and location in one of NW Calgary's most established old school neighbourhoods. The bright open concept main floor features a fully renovated kitchen with large functional quartz island, upgraded appliances, plenty of space for dining, living and a wood burning fireplace which is a rarity today. Three spacious bedrooms upstairs include a primary with full ensuite ensures space and flexible living. The third bedroom opens up onto a sunny brand new 21ft x 10ft composite deck to enjoy the days of sunshine and for outdoor living. The lower level offers a large family area with additional wood burning fireplace, 4th bedroom and 2pc bathroom. The oversized double attached garage is surprisingly spacious and easily holds 2 vehicles with enough room for a workshop, additional storage and easy access to the home. Outside you will be delighted with a huge yard so rare in new builds. The bike path behind the home is cleared in the winter ideal for walks and for kids to safely play off the street. Everything you could possibly need like C-train, shopping, parks and schools are all here. This turnkey home is an excellent opportunity to get into this desirable neighbourhood in a prime location.