



**5617 Dalcastle Hill NW
Calgary, Alberta**

MLS # A2297471



\$773,500

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,444 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Lawn, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, No Smoking Home, Sauna		

Inclusions: N/A

This beautifully maintained bungalow offers an exceptional location just a short walk from West Dalhousie School (K–6) and H.D. Cartwright School (7–9), with Sir Winston Churchill High School nearby. The University of Calgary and Alberta Children’s Hospital are both only a quick 10-minute drive away, making this an ideal home for families and professionals alike. Upstairs, you’ll find three spacious bedrooms, including a bright and inviting primary retreat featuring two closets and a private ensuite. Large, newer windows throughout the main level flood the home with sunshine. The main floor also boasts a formal living and dining room, along with an open-concept kitchen and family room centered around a cozy wood-burning fireplace—perfect for everyday living and entertaining. The upstairs 4-piece bathroom has a solar tube to let the sun inside. The fully developed basement adds even more versatility, offering an additional bedroom, full bathroom, generous storage space, and a relaxing sauna—ideal for unwinding during Calgary’s colder months. Outside, enjoy a sunny west-facing, fully fenced backyard with mature trees, patio and large deck creating a private setting for outdoor gatherings. The heated double detached garage adds convenience year-round. The garage features extra under ground storage. Additional highlights include newer shingles, a well-maintained furnace (with service records), and a humidifier. This is a wonderful opportunity to own a warm and inviting home in a sought-after, family-friendly community.