



**271 Dalhurst Way NW
Calgary, Alberta**

MLS # A2297481



\$710,000

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|------------------|---|---------------|-------------------|
| Division: | Dalhousie | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,231 sq.ft. | Age: | 1971 (55 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Few Trees, Garden, Landscaped, | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, No Animal Home, Open Floorplan, Vinyl Windows | | |

Inclusions: N/A

Situated on a quiet street in the established community of Dalhousie, this well-located 3+1 bedroom bungalow offers excellent potential for both homeowners and investors. The main level presents a functional and inviting layout, with generous living and dining areas filled with natural light. Main floor windows were replaced in 2014, adding long-term value and improved efficiency. The kitchen maintains its classic galley design and overlooks a beautifully maintained, south-facing backyard that backs directly onto green space—providing a rare sense of openness and privacy. A large, multi-level deck extends the living space outdoors, surrounded by mature trees and a peaceful setting. Upstairs features a primary bedroom with its own ensuite, along with two additional bedrooms and a full bathroom, offering practical family living. The fully finished basement expands the usable space with a comfortable family room anchored by a brick fireplace, a spacious fourth bedroom, a den, and a dedicated workshop area—ideal for hobbies or storage. With a short walk to the LRT, nearby schools, shopping, and quick access to major routes, this property combines convenience with a desirable northwest location.