



GRASSROOTS
REALTY GROUP

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**76, 5400 Dalhousie Drive NW
Calgary, Alberta**

MLS # A2299874



\$499,900

Division:	Dalhousie		
Type:	Residential/Other		
Style:	5 Level Split		
Size:	1,368 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Front Drive, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 558
Basement:	Partial	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	n/a		

**** OPEN HOUSE SAT Apr 11, 2-4pm *** WEST facing END unit with COVERED front BALCONY in coveted 5400 Dalhousie! UPDATED and clean with a fully finished basement, this unit has so much to offer. TILE front foyer is SPACIOUS with lots of room for mudroom gear. GREAT ROOM with cathedral ceiling, NEW engineered HARDWOOD flooring, WOOD burning fireplace, stunning brick masonry floor to ceiling, SLATE hearth, ALL NEW 3pane WINDOWS (throughout!), great gathering space, with door to your very PRIVATE backyard with PATH behind. Engineered HARDWOOD continues in upper DINING room with lots of room for large table, hutch or curio cabinet. RENOVATED kitchen with MAPLE cabinets, PULLOUT pantry, QUARTZ countertops, new SINK, HEATED FLOORS, STAINLESS STEEL appliances w/NEW DISHWASHER (2025), UNDER COUNTER lighting, LOADS of storage. Pause and TAKE IN the COVERED WEST balcony, one of a handful in the complex, with MOUNTAIN VIEW. 2-piece powder room with HEATED floor. UPPER level has LARGE PRIMARY bedroom, sitting amongst tree tops from double windows view over the backyard, DOUBLE closets for all your things, 2ND bedroom with BIG closet and WEST VIEW. FAMILY BATH with SOAKER tub, MAPLE vanity with ADDED banks of STORAGE, black hardware. Deep LINEN CLOSET holds more than just linens! FINISHED basement is bonus FLEX space and includes NEW Electrolux w/d LAUNDRY (Aug 2025, done under permit). NEW HWT (2024), Patio doors (2024), Windows (2025), RE-INSULATED attic (2024), NEW bathroom fans (2024). All this with a SINGLE ATTACHED GARAGE with direct entry into your home, an ABUNDANCE of AMENITIES including indoor pool, fitness, racquetball court, gym, party space, deck with view of COP, sauna, games room, kitchen.**

Walking distance to shops, Dalhousie LRT station, schools and community association! This home stays warm in winter and cool in summer in a complex that offers so much for families!