



**60 Dalhurst Way NW
Calgary, Alberta**

MLS # A2300689



\$685,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,180 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance, Storage		

Inclusions: N/A

Openhouse Sunday April 19, 12 to 2. Welcome to this well-maintained bungalow offering 4 bedrooms and 2 fully updated bathrooms, ideally situated on a large lot on a quiet street backing onto a beautiful pathway. With excellent functionality and recent upgrades, this home is perfect for families or investors alike. The bright main floor features a welcoming OPEN_CONCEPT layout with LARGE WINDOWS that fill the space with natural light, a cozy gas FIREPLACE, and a seamless flow into the dining area. The kitchen has been tastefully updated with white country-style cabinetry, tiled backsplash, gas range, and ample storage. Durable tile flooring throughout most of the main level ensures low-maintenance living, with laminate flooring in the bedrooms for added comfort. The fully developed basement includes a SEPERATE ENTRANCE and an illegal SUITE setup, complete with a NEW KITCHEN with the cost of 30K(2025), additional bedroom, 3-piece bathroom, and new egress windows—ideal for extended family or rental potential. Soundproofing improvements (resilient channel) have also been added between floors for enhanced privacy. Recent upgrades include NEW FENCE (2023), NEW high-efficiency HOT WATER TANK (2025), fresh PAINT (2025), and three large outdoor STORAGE UNITS (2025). Additional updates over the years include newer flooring, baseboards, casings, knockdown ceilings, pot lights (2023), and an updated electrical panel (2018). Outside, enjoy a true backyard retreat with an expansive yard, raised garden beds, and endless possibilities for outdoor living. The property also features a CARPORT and parking pad accommodating up to 4 vehicles. Conveniently located within walking distance to schools, shopping, parks, and playgrounds, and situated in the catchment for a sought-after Spanish immersion

program. A fantastic opportunity offering space, flexibility, and value—don’t miss it!