



**5543 Dalhart Road NW
Calgary, Alberta**

MLS # A2300794



\$585,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,202 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Garage Faces Front, Plug-In, Single Garage Attached,		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, No Animal Home, Vinyl Windows		

Inclusions: N/A

Welcome to this 5-bedroom bungalow located in sought-after Dalhousie, offering over 2,000 sq ft of developed living space and exceptional value for homeowners, investors, and renovators, and representing one of the most competitively priced properties in the heart of NW Calgary. The main floor features maple hardwood flooring, a bright open living and dining area with a large bay window, and a functional kitchen with solid cabinetry and great layout potential. Upstairs includes 3 bedrooms and 1.5 bathrooms, including a primary bedroom with a private 2-piece ensuite. The fully developed basement adds incredible flexibility, featuring updated plank flooring, 2 bedrooms, a full bathroom, a spacious living area, and a kitchenette, with a separate side entrance providing excellent potential for extended family living or future suite development (subject to city approval). Situated on a large, private lot with mature trees, the backyard offers plenty of space to enjoy along with a deck and storage shed, while the long driveway accommodates multiple vehicles and is complemented by a single attached garage. Unbeatable location close to schools, parks, and green spaces, and just minutes to Dalhousie Station LRT and Dalhousie Shopping Centre with banks, grocery stores, and everyday amenities, with easy access to the University of Calgary and quick routes to John Laurie Boulevard and Crowchild Trail for an easy commute. An excellent opportunity for buyers looking for space, location, and strong upside potential.