



**5048 Dalhart Road NW  
Calgary, Alberta**

**MLS # A2304083**



**\$699,900**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,173 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Enclosed, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity		

**Inclusions:** N/A

Welcome to this 4-bedroom 2.5-bathroom 4 level split home with 1852 sqft of developed space for your family to grow into and a 708 sqm large lot (18.60m x 38.16m) in the highly sought-after community of Dalhousie. Upon entering your new home, you will find an office or a fourth bedroom and a 2-piece bathroom just off the rear entrance. The main floor features an eat-in kitchen, a dining room with French Door leading to a composite deck and a spacious living room with south-west facing large bay windows. The upstairs level provides a primary bedroom with updated French Door leading to the Deck over the Garage for enjoying the sunset with family after dining time, two other good size bedrooms and a 5-pc family bathroom with a double sink vanity. The fully finished basement offers additional space for kids to play, a bedroom, and a utility room with laundry area and storage space. The backyard is large enough for your kids to play around and for you to farm your giant food garden to improve your health. This home is in the heart of Dalhousie with unbeatable access to top-rated schools, the University of Calgary, Children's and Foothills Hospitals, Dalhousie C-Train and Buses Stations, Northland Shopping Center, Market Mall, parks, SAIT and Downtown etc. Please check out the 3D tour and book your showing now!