



**6324 Dalbeattie Hill NW  
Calgary, Alberta**

**MLS # A2136770**



**\$700,000**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,124 sq.ft.	<b>Age:</b>	1969 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Solar Tube(s)		

**Inclusions:** none

This is a wonderful opportunity to update this solid home located on a quiet cul-de-sac, and on a mature large pie lot close to community schools, dog parks and playgrounds. The main floor offers large principal rooms including living room, dining area , an eat in kitchen with retro breakfast nook, 3 bedrooms up ; the principal bedroom has a 2 piece ensuite bath, a full bathroom. The lower level offers over 1000ft of space and currently has a den, flex room and family room. A double detached garage is steps away from the back door. Surrounded by nicely updated and maintained homes, this is your chance to come in and create your forever home.