



**5576 Dalhart Hill NW  
Calgary, Alberta**

**MLS # A2144818**



**\$699,900**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,128 sq.ft.	<b>Age:</b>	1972 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Gazebo, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** greenhouse & BBQ

Welcome to a well cared for 4-level split on one of the quietest streets in West Dalhousie. This ORIGINAL OWNER property is hitting the market for the first time. This west facing backyard backs onto a pathway (common in the area) and has a very wide lot. The home is a great starter home for young professionals and to raise a family in. Upper level has 3 bedrooms and a 4 piece bathroom. Main floor has a large living room with dining room. Kitchen was updated years ago. 3rd level has a 3 piece bathroom + a bedroom. A rec room with wood burning fireplace. 4th level can be used for storage or another bedroom. Laundry on this level. Home is walking distance to an elementary school and not far from Dalhousie C-train station. Home is perfect if you wish to live on a nice quiet street.