



GRASSROOTS
REALTY GROUP

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**6315 Dalton Drive NW
Calgary, Alberta**

MLS # A2145283



\$641,700

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,198 sq.ft.	Age:	1969 (55 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Storage, Track Lighting		

Inclusions: None

Welcome to this lovingly maintained bungalow in desirable Dalhousie! Owned by the same family since new it boasts over 2,200 square feet of comfortable living space. The front entryway is welcoming and bright and opens into the spacious living and dining areas. Prepare meals in the sunny kitchen while enjoying a view of the backyard. Down the hall the primary bedroom is a generous size with a 2-piece ensuite, while the other 2 bedrooms have easy and convenient access to the main 4-piece bathroom. The basement is fully finished, with a huge family room showcased by a gas assist fireplace, a laundry room, a cold room, the 4th bedroom, ample storage and a full 3-piece bathroom with separate stand up shower. Step outside and fall in love with the serene & private backyard – perfect for enjoying those summer months. Imagine hosting fun gatherings and BBQs on your garage top patio! The location is unbeatable – close to the U of C, minutes to Dalhousie Station and the LRT, neighborhood schools, shopping, parks, and all the amenities you could wish for. This home is ready for you to move in and enjoy. Come and see it for yourself!