



**5044 Dalhart Road NW
Calgary, Alberta**

MLS # A2172453



\$799,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,522 sq.ft.	Age:	1971 (53 yrs old)
Beds:	7	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Lawn, Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, washer, washer/dryer in basement

This property presents endless opportunities! Whether you want to use the entire house for your family, live upstairs while renting out the lower level, lease both units, or even redevelop the expansive 60x125 lot, the choice is yours. Featuring 7 bedrooms—4 on the main floor and 3 in the basement—this Dalhousie home boasts a bright, open living room with a brick-faced wood-burning fireplace and a spacious dining area. On the main floor luxury vinyl plank flooring has been added throughout. In addition you'll find four bedrooms, including a primary suite with a convenient 2-piece ensuite, plus a fully updated and modern 4-piece bathroom. Private laundry facilities on this level adds to your convenience. The illegal basement suite has a separate entrance entering from the sunroom. It includes 3 bedrooms, 3-piece bath, large kitchen with an eating area, a generous living room featuring another brick-faced wood-burning fireplace, and an ample laundry/storage area. The basement windows have be updated. The enormous fenced backyard is perfect for kids and pets to play, while the big double detached garage (24.3x21.2) at the end of the concrete driveway ensures secure parking. Located just a short distance from Dalhousie Station shopping and with excellent access to public transportation via the LRT and bus; this home is also within walking distance of St. Dominic and DH Cartwright Schools. Super close to a number of parks! Don't miss your chance—call today!