



GRASSROOTS
REALTY GROUP

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5806 Dalgleish Road NW
Calgary, Alberta

MLS # A2208222



\$699,000

Division:	Dalhousie		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,011 sq.ft.	Age:	1970 (55 yrs old)
Beds:	10	Baths:	3
Garage:	Off Street, Outside, Rear Drive, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Street Lighting, Yard Lights		

Heating:	Baseboard, Electric, Forced Air, Natural Gas, Zoned	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Wired for Data		

Inclusions: N/A

Unlock Exceptional Rental Income property in the premier NW community Dalhousie! 10-Bedroom/3 Full Bathrooms Investment gem with high cash Flow & unlimited potential! Massive 10-bedroom layout ideal for multi-tenant or hybrid rental models. Dual Rental Strategies – Choose between long-term stability(Legal Secondary Suite or Lodging House) or short-term higher gains (new owner can apply for a lucrative short-term rental Airbnb license—building permit doesn’t need to be applied again). Turnkey Flexibility – Lodging House license(all the city required construction works have been completed and await only final inspection). Higher Efficiency Furnace, 2 hot water tanks and roof shingles were replace in 2017. Newer windows (facing West, South or East) and window wells. Upgraded glass sliding door shower stalls, newer vanity, newer toilet, newer faucets, newer white tiles on both floor and wall of kitchen and bathroom and living rooms, sound-proofing doors, and sound-proofing walls and ceilings, thicker insulation for all floorings, etc. Extra heating baseboards are installed in each bedroom. Sensor light switches installed in whole house. Cameras and smart locks installed. Prime location! Steps from Dalhousie C-Train Station, transit hubs, and top-ranked schools including Sir Winston Churchill High School. Walk to shopping centers (Walmart, Canadian Tire, Safeway), dining, banks, and amenities—renters and resale buyers will flock here. Capitalize on a family-friendly, transit-rich neighborhood that guarantees tenant demand. The half duplex is perfect for investors seeking versatility, high yields, and long-term appreciation. Act Fast—This Opportunity Won’t Last!