



GRASSROOTS
REALTY GROUP

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69 Dalhousie Crescent NW
Calgary, Alberta

MLS # A2212656



\$569,900

Division:	Dalhousie		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,369 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Vinyl Windows		

Inclusions: None

Location, location. This spacious 5 bedrooms and 4 bathrooms house is located at very quiet street and short distance to LRT, schools, shopping, U of C and all other services. It has been renovated with new windows (six brand new triple pane windows are with 25 years warranty), new countertop, new siding, new water tank and new painting throughout the whole house. On the main floor, there is a living room, formal dining room, a half bathroom and large kitchen which easily you can set a table as nook area. Also outside enjoy the south facing back which allows lots of sunlight to flood in for the most of day, backyard extends to parking pad and frontage can accommodate three vehicles parking. The top floor features a large master bedroom (king size bed can be fit in) with 3 pieces bright en-suite, two other good size bedrooms and full pieces bathroom. The previous unfinished basement has been fully finished with another 4 pieces bathroom and two bedrooms that each has egress window. This good layout house is great for family living and rental investment. Must see!