

**5632 Dalhousie Drive NW
Calgary, Alberta**

MLS # A2195227



\$779,900

Division:	Dalhousie		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,768 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: na

Dalhousie almost 67 ft front by 125 ft deep lot, 7500 sq ft, a good opportunity to redevelop and make 2 new homes after city permissions, R-CG is a residential designation that is primarily for rowhouses but also allows for single detached, side-by-side and duplex homes. OR live in the same house perfect for big families, OR keep it as an investment property currently rented out. See remarks. New roof shingles (2021), new furnace (2008), hot water tank (2012), several new windows on the main and upper floors (2008) and 3-pc bathroom (2013). This house has a total of six bedrooms, 2 full and 2 half bathrooms, and a large double detached garage. Family room with wood burning place. Main floor has a bedroom, 2-pc bath and a separate laundry room, upstairs there are three large bedrooms, including a large master bedroom with a two piece attached bathroom and a four piece bathroom. The developed basement features 2 more bedrooms, a three piece bathroom and plenty of storage. A large patio area at the rear of house. The fenced backyard provides privacy and is professionally landscaped with mature trees and a lush lawn. The oversized 23' x 23' double detached garage is able to accommodate most large trucks, parking for 4/5 vehicles on personal property and street parking available too. Garage has an attic ladder which gives access to additional storage space. Attached to the garage is an attached room which makes for cozy office space, art room or children's playhouse. Contact your realtor or developer!