

\$729,000 - 6064 Dalford Hill Nw, Calgary

MLS® #A2078756

\$729,000

4 Bedroom, 2.00 Bathroom, 1,331 sqft

Residential on 0.23 Acres

Dalhousie, Calgary, Alberta

Move in, renovate OR plan an extension to this fabulous SPRINGER built, 4 BDRM (3+1), Bi-Level. This 'TOPAZ (TOP-1),' sits beautifully on a massive 10,032 ft² -RAISED CORNER LOT,- BACKING A WALKING PATH that leads to a TREED GREEN SPACE.

BIRDS EYE MAPLE HARDWOOD FLOORS IN ALL 3 UPSTAIRS BEDROOMS, HALLWAY, LIVING ROOM AND DINING ROOM (these were just sanded, stained and refinished for \$4000 by Heritage Hardwood).

PIN DROP QUIET --TRIPLE GLAZED WINDOWS THROUGHOUT THE MAIN FLOOR-- over 2450 ft² of developed area.

Owner just spent almost \$12,000 painting the home, AND IT WAS WORTH EVERY PENNY!

Large kitchen with flat ceilings, NEW LUXURY VINYL FLOORING (\$2367), stainless appliances (GAS RANGE) and space for a kitchen table. Basement has 4th bedroom, large family room w/ STONE FACING, WOOD BURNING FIREPLACE and large hobby room with laminate flooring. THE POOL TABLE AND EQUIPMENT CAN STAY! The 3pc bath has been updated. Laundry area has side by side front load Washer and Dryer. Massive raised deck (25'x12') off the back has JUST BEEN REPAIRED, RE-COVERED AND PAINTED costing \$9856. DOUBLE ATTACHED GARAGE. Impressive '73' WALK SCORE: so close to Dalhousie Station, LRT, several public schools and PARKS, UofC and Dalhousie Public Tennis Courts. DON'T FORGET TO VISIT OUR 3D TOUR!



Built in 1970

Essential Information

MLS® #	A2078756
Price	\$729,000
Sold Price	\$700,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,331
Acres	0.23
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	6064 Dalford Hill Nw
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 1L6

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Laminate Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Stone, Wood Burning
Has Basement	Yes

Basement	Finished, Full
Exterior	
Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Lot, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 26th, 2023
Date Sold	November 16th, 2023
Days on Market	21
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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