

\$638,888 - 5831 Dalhousie Drive Nw, Calgary

MLS® #A2086601

\$638,888

4 Bedroom, 3.00 Bathroom, 1,586 sqft
Residential on 0.19 Acres

Dalhousie, Calgary, Alberta

WOW! Welcome to this simply huge 1585 sf, fully developed, detached bungalow, located on an elevated lot above the street for privacy, featuring an extremely rare, for a mature Dalhousie home, double attached side garage - possible because of the size of this 56ft wide by 125ft deep lot! The front driveway to the garage has parking for 6 cars, and the home backs to the unique walkway system that runs throughout highly desirable West Dalhousie! Priced at market at \$638,888, just under its 2023, \$639,000, City of Calgary property tax assessment, a smart buyer could easily increase the value here, with a few carefully chosen renovations, resulting in a circa \$800,000 home! This one family owner from new, home, is occupied by tenants who are friends of the home owners. Although needing renovation, this home represents a remarkable opportunity to get into a very large bungalow, on an oversized lot, in a very desirable West Dalhousie location, at a still affordable price level! With this home, what you see is what you get, as the owners will not be doing any renovations, so make your offer based on the condition you see! Upgrades to the home include central air-conditioning, newer hot water tank and 2 newer furnaces, an almost brand new water softener, newer washer & dryer, and wide plank wood laminate high quality flooring on most of the main level. Additionally, in this great home, there are a total of 4 bedrooms, 3 up and 1 down, 3 bathrooms-including a 3-piece en-suite, and 2



fireplaces with gas starters, plus a sunroom overlooking the rear yard! West Dalhousie represents an excellent NW family neighbourhood, boasting 4 schools, an active community association, offering kindergarten, preschool and out of school care, as well as a popular youth soccer program. It has quick access to transit with a bus stop 2 doors down, walking distance to Dalhousie Station with C-Train and bus terminal access, and to all the restaurants and shops located there, backyard access to the pathway system leads to green space perfect for pet owners. It is a 10 minute drive to Nose Hill Park green space, Beacon Hills shopping and Costco, University of Calgary, Market Mall, and offers fast access to the Stoney Trail ring road for travel out of town to the mountains and beyond! Smart buyers are encouraged to HURRY to view this really excellent home with so much potential - finding such a large detached bungalow on the West Dalhousie market today is rare indeed!

Built in 1972

Essential Information

MLS® #	A2086601
Price	\$638,888
Sold Price	\$680,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,586
Acres	0.19
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5831 Dalhousie Drive Nw
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 1T2

Amenities

Utilities	Electricity Connected, Natural Gas Available, High Speed Internet Available
Parking Spaces	8
Parking	Double Garage Attached, Driveway, Garage Door Opener, Off Street, On Street

Interior

Interior Features	Central Vacuum, No Smoking Home, Wood Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air, Partial
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Dining Room, Gas Starter, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Lawn, Gentle Sloping, Landscaped, Street Lighting, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2023
Date Sold	October 23rd, 2023
Days on Market	6
Zoning	R-C1

HOA Fees 0.00

Listing Details

Listing Office RESULT REALTY INC.

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