

\$685,000 - 6247 Dalbeattie Green Nw, Calgary

MLS® #A2110518

\$685,000

4 Bedroom, 2.00 Bathroom, 1,333 sqft

Residential on 0.14 Acres

Dalhousie, Calgary, Alberta

WELCOME TO THE NORTHWEST
COMMUNITY OF DALHOUSIE!

Well-maintained family home in the mature and peaceful Dalhousie neighbourhood. Beautifully-situated 6,296 square foot corner lot with magnificent views of a green park, majestic spruce trees, and occasional wildlife. Meticulously cared-for raised bungalow welcomes you with a classic design. Double French doors invite you into the spacious living and formal dining area. Large picture windows provide ample natural sunlight into the home and the warm laminate flooring line the hallways allowing the natural flow to the rest of the home. The bright kitchen is well-equipped with plenty of cabinets, a large pantry, and breakfast nook. The sunken family room boasts a natural stone wood-burning fireplace and heated ceramic flooring. French doors provide ease of access to the large balcony in the rear yard onto the charming back yard with your own personal garden. The main floor is complemented by two bedrooms with a adjacent four-piece main bath. The lower level boasts over 1,300 square feet of finished area featuring large windows, two spacious bedrooms, four-piece bath, and large laundry area with loads of storage space. The massive recreation room is the ideal space to enjoy your games room and the second wood burning fireplace. An oversized double detached garage is easily accessible off the back alley. This family-oriented neighbourhood is easily accessible to Crowchild Trail and



close proximity to the U of C, shopping, dining, public transportation, and much more. Call your favourite REALTOR to view today!

Built in 1969

Essential Information

MLS® #	A2110518
Price	\$685,000
Sold Price	\$725,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,333
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6247 Dalbeattie Green Nw
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 1M5

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, On Street

Interior

Interior Features	Ceiling Fan(s), Chandelier, French Door, High Ceilings, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Garden, Greenbelt, Irregular Lot, Landscaped, Many Trees, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 11th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.