

\$688,888 - 540 Dalmeny Hill Nw, Calgary

MLS® #A2110930

\$688,888

4 Bedroom, 3.00 Bathroom, 1,119 sqft

Residential on 0.15 Acres

Dalhousie, Calgary, Alberta

What a fantastic Dalhousie location for this mature detached home on a quiet, tree-lined cul-de-sac with no through traffic and next to a large green space and surrounded by high quality, renovated homes - this should be the one you look at asap!!! Important renovations include all newer windows, front and rear door, metal tile roof - with a long lifespan, garage overhead door, newer hot-water tank and furnace upgraded too! DOES NEED MINOR COSMETIC RENOVATION - PAINT ETC, BUT SPEND \$5000 & QUADRUPLE YOUR RETURN! This fully developed 4-level side-split home has a total of 4 bedrooms, 2 & a half bathrooms, upgraded kitchen with island breakfast bar, living room, lower family room, and recreation/storage room too! It has an oversized double attached front garage with a large south facing deck on top of it - a really warm, sunny and attractive place to chill in the warmer months. The garage roof is supported by a reinforced steel beam, so there are no pillars in the middle of the garage to get in your way when parking! This home is on a full-sized 54 ft X 120ft treed lot, with a large rear deck surrounded by a mature hedge, an attractive lawned area, and has a rear gate leading to the lateral park system along John Laurie Boulevard - a perfect set up for dog owners who like to take their dogs for extensive walks - it is possible to walk to the west side of Nose Hill Park using this park system. The main floor boasts extensive hardwood flooring, and the bedroom on the



lower level has its own ensuite 3-piece bathroom - making a perfect place for your teenager, or use it as a guest suite when visitors come to stay. Dalhousie remains the truly hidden gem of NW Calgary: a mature area, filled with multiple schools, parks, an extensive parkway system running behind the homes, and has excellent C-Train access at Dalhousie Station - making for a fast commute downtown, and to the University of Calgary, SAIT and its neighbour - the Alberta University of the Arts(formerly ACAD). Dalhousie Station includes multiple shops - Safeway, Chapters, and numerous restaurants, and is also a major hub for Calgary Transit's bus system - you can catch buses from here to take you all over Calgary. Nearby Northland Mall is undergoing extensive renovation to include living accommodation, and the ever popular Market Mall is within close driving distance. THIS IS THE HOME FOR YOUR FAMILY IF THEY WANT TO LIVE IN A REAL COMMUNITY WITH EVERYTHING CLOSE BY - but still have a quiet and private location. HURRY TO VIEW THIS BEAUTY!!!

Built in 1972

Essential Information

MLS® #	A2110930
Price	\$688,888
Sold Price	\$700,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,119
Acres	0.15
Year Built	1972
Type	Residential
Sub-Type	Detached

Style	4 Level Split
Status	Sold

Community Information

Address	540 Dalmeny Hill Nw
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 1T6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Off Street, On Street, Oversized

Interior

Interior Features	Breakfast Bar, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Cul-De-Sac, Front Yard, Lawn, Gentle Sloping, No Neighbours Behind, Landscaped, Street Lighting, Private, Treed
Roof	Metal
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 14th, 2024
Days on Market	6

Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Result Realty Inc.
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