

\$799,000 - 5736 Dalhousie Drive Nw, Calgary

MLS® #A2115305

\$799,000

4 Bedroom, 4.00 Bathroom, 1,891 sqft

Residential on 0.17 Acres

Dalhousie, Calgary, Alberta

This completely updated and lovingly maintained 4-bedroom, 4-bathroom home in Dalhousie offers almost 2700sqft of developed living space over three levels. So many smart details are included throughout every room with practicality and good use of space driving every decision. Top quality materials chosen to be durable, attractive and functional include: oriented-strand bamboo flooring, solid maple railings and cabinetry, solid slab granite countertops, semi-gauged slate tiles, Hardie board exterior siding, Kohler brand plumbing fixtures—the list goes on and more details are available as needed. The main floor welcomes with a spacious front entry, light-filled living room, dining room with doors to the brand-new and very private deck, sunken family room perfect for those quiet evenings with cozy gas fireplace and custom built ins, as well as a large office, convenient side entry mud room area, laundry room with storage, and a half bath. The kitchen was completely rebuilt with solid maple cabinets, granite counter tops, and stainless-steel appliances and has ample, intelligently designed storage and built ins. The upper level offers three bedrooms and two bathrooms including the primary suite with oversized closet and ensuite. The lower level includes a purpose built theatre room with sound-proofing insulation and surround-sound wiring, a rec room/home gym area, bedroom, HUGE storage room with shelving, plus a full bath awaiting your final finishing touches. Rear yard is spacious and was landscaped to



include more than \$50,000 worth of hand-laid interlocking brick pathways, retaining walls, and a fire pit area wired for sound and set up to enjoy those summer nights just around the corner! Located within minutes of schools, shopping, walking paths, and the Dalhousie LRT station. This move-in ready home is a must see as the quality of the materials and workmanship speak for themselves!

Built in 1973

Essential Information

MLS® #	A2115305
Price	\$799,000
Sold Price	\$820,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,891
Acres	0.17
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	5736 Dalhousie Drive Nw
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 1T1

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, Natural Woodwork, Vinyl Windows, Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Partially Finished

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape, Interior Lot, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 23rd, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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