

\$679,900 - 36 Dalhurst Way Nw, Calgary

MLS® #A2132246

\$679,900

4 Bedroom, 2.00 Bathroom, 1,120 sqft

Residential on 0.24 Acres

Dalhousie, Calgary, Alberta

Tucked away in the heart of the mature established community of Dalhousie is where you'll find this lovely 4 bedroom bi-level, on this private - almost 1/4 acre lot - within walking distance to bus stops & all neighbourhood schools. Same owner for 44 years, this fully finished air-conditioned home enjoys bright & sunny rooms, 2 full baths, spacious eat-in kitchen, front parking pad for up to 3 cars & private backyard with gate to the walking path leading to the playing fields of St Dominic School & bike pathway system. Available for quick possession, this charming home has a huge living room with fireplace & built-in cabinets, great-sized dining room & large kitchen with white appliances, parquet floors & plenty of cabinet space, plus in the hall is a walk-in closet/pantry. Main floor has 2 big bedrooms - all with excellent closet space, & full bath. Lower level - with large windows, is finished with 2 more bedrooms, another full bath, cozy rec room & laundry/storage/workshop. Filled with towering mature trees, the backyard is your own private sanctuary complete with concrete patio & storage shed. Schools of all grade levels...2 elementary, 1 junior high & 1 senior high...all within walking distance. Major improvements include the new furnace in 2020 & windows in 2005. Prime opportunity for renovation or redevelopment (53x164ft lot), on this quiet crescent with just local traffic, in one of Northwest Calgary's most desirable neighbourhoods, only minutes to Dalhousie



Station LRT, with quick easy access to major roadways to take you to the University of Calgary & hospitals, shopping, downtown & Stoney Trail ring road.

Built in 1971

Essential Information

MLS® #	A2132246
Price	\$679,900
Sold Price	\$737,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.24
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	36 Dalhurst Way Nw
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 1N7

Amenities

Parking Spaces	3
Parking	Front Drive, Parking Pad

Interior

Interior Features	Built-in Features, Pantry, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Pie Shaped Lot, Private, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 18th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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