

\$749,000 - 106 Dalglish Bay Nw, Calgary

MLS® #A2133560

\$749,000

4 Bedroom, 3.00 Bathroom, 1,837 sqft

Residential on 0.21 Acres

Dalhousie, Calgary, Alberta

Welcome to this charming and tastefully decorated four-level split home located in a quiet cul-de-sac backing into a tranquil green belt. Featuring 4 bedrooms, 2.5 bathrooms, and a double garage, this property is perfect for families seeking space and comfort. The main level boasts a large living room with beautiful hardwood floors, a spacious dining room, and an updated kitchen with new countertops and backsplash. The kitchen overlooks the expansive, beautifully landscaped backyard and green belt. The highlight of this level is the spacious living area adorned with large windows and abundant natural light, creating a warm and inviting atmosphere.

The mid-level includes a bright family room with a cozy fireplace, one bedroom ideal for guests or a home office, and a convenient half bath and laundry area. The upper level features the primary bedroom with a recently renovated ensuite, two additional spacious bedrooms, and a full bathroom. The lower level offers a massive, multifunctional recreation room with enlarged windows, perfect for kids to play, for family movie nights or home office, as well as a huge crawl space for ample storage. Outside, the stunning backyard with mature landscaping and sunny exposure includes stone stairs leading to the green belt, providing a scenic and private retreat, and a firepit for enjoying evenings with friends. With central air conditioning for hot



summer days and all furniture included, this home is move-in ready and ideal for family living and entertaining.

Walking distance to all 3 levels of schools including: West Dalhousie, St. Dominic’s, H.D. Cartwright and the top-ranked High School of Sir Winston Churchill. Walking distance to shopping, restaurants and LRT Dalhousie Station so you and your kids could have independence at every stage of their lives. A convenient 18 min drive to downtown. Just minutes to U of C, Children’s & Foothills Hospital, Bowness & Edworthy Park, Market Mall with easy access to John Laurie & Crowchild. This location makes this home, your FOREVER HOME! Viewings start on Friday, book a viewing today!

Built in 1970

Essential Information

MLS® #	A2133560
Price	\$749,000
Sold Price	\$890,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,837
Acres	0.21
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	106 Dalgleish Bay Nw
Subdivision	Dalhousie

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 1K8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Heated Garage, Insulated, Oversized

Interior

Interior Features	Granite Counters, Open Floorplan, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Crawl Space, Partial, Partially Finished

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In, Fruit Trees/Shrub(s), No Neighbours Behind, Landscaped, Open Lot, Pie Shaped Lot, Private, Secluded
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	June 3rd, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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