

# **\$715,900 - 6232 Dalmarnock Crescent Nw, Calgary**

MLS® #A2156827

**\$715,900**

5 Bedroom, 3.00 Bathroom, 2,008 sqft

Residential on 0.14 Acres

Dalhousie, Calgary, Alberta

Welcome to this charming 4-level split, perfectly situated in the fabulous family community of Dalhousie. As you step inside, you'll immediately notice the abundance of natural light that fills the house, creating a warm and welcoming atmosphere. The living room features large windows, providing a bright and cheerful setting for relaxation. The dining room is seamlessly open to the front living room, making it ideal for entertaining guests and family gatherings. The oversized eat-in kitchen is a delightful space, also with large windows offering an open feeling. It is open to the breakfast nook, where you can enjoy your morning coffee bathed in sunlight. Also included is a formal dining area for hosting! Head out to the backyard, which features a double detached garage and a patio space perfect for outdoor dining. Four of the 5 bedrooms are above grade in this home! The lower level also has a recreation room plus a bedroom and office, plus tons of storage areas in the basement. This home has a newer high efficiency , a newer hot water tank (6 years old), a newer roof (approx. 8 years old) and upgraded vinyl windows (except for basement)

The location is incredibly convenient, being close to Co-op, schools, the CT Train station, and Northland Mall, offering easy access to shopping, transportation, and amenities. Pride of ownership is seen throughout this exceptionally maintained residence. Schedule a showing today and imagine yourself living in this picture-perfect home!



Built in 1969

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2156827      |
| Price          | \$715,900     |
| Sold Price     | \$700,500     |
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,008         |
| Acres          | 0.14          |
| Year Built     | 1969          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 6232 Dalmarnock Crescent Nw |
| Subdivision | Dalhousie                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3A 1H2                     |

**Amenities**

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 2                                                        |
| Parking        | Additional Parking, Alley Access, Double Garage Detached |

**Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Kitchen Island, Vinyl Windows                                    |
| Appliances        | Dishwasher, Dryer, Electric Range, Freezer, Refrigerator, Washer |
| Heating           | High Efficiency, Natural Gas                                     |
| Cooling           | None                                                             |
| Fireplace         | Yes                                                              |
| # of Fireplaces   | 1                                                                |
| Fireplaces        | Family Room, Gas                                                 |
| Has Basement      | Yes                                                              |

Basement                      Crawl Space, Finished, Full

**Exterior**

Exterior Features      None  
Lot Description        Back Lane, Back Yard  
Roof                      Asphalt Shingle  
Construction          Stucco  
Foundation            Poured Concrete

**Additional Information**

Date Listed              August 14th, 2024  
Date Sold                September 13th, 2024  
Days on Market        29  
Zoning                    R-C1  
HOA Fees                0.00

**Listing Details**

Listing Office            Royal LePage Mission Real Estate

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.