

# \$650,000 - 8 Dalzell Place Nw, Calgary

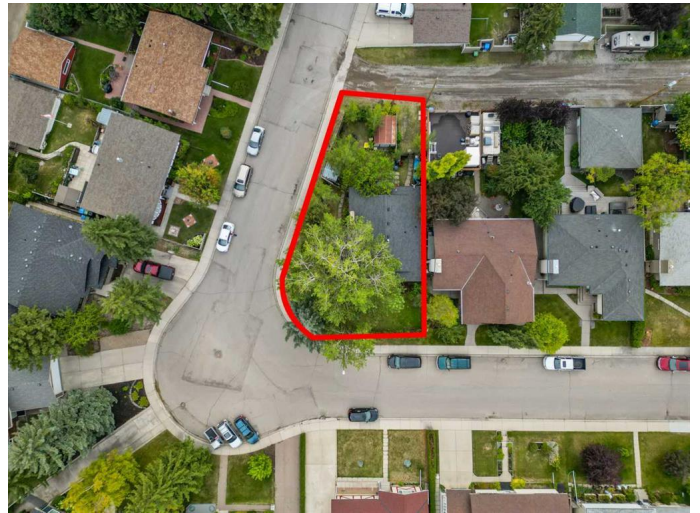
MLS® #A2165444

**\$650,000**

4 Bedroom, 3.00 Bathroom, 1,214 sqft  
Residential on 0.14 Acres

Dalhousie, Calgary, Alberta

Prime Investment or Flip Opportunity in Desirable Dalhousie! Unlock the potential of this well-located 4- bedroom, 2-bathroom bungalow, nestled on a spacious 50' x 110' corner lot in the heart of Dalhousie. Offering 1,214 sq. ft. of living space, this home presents an incredible opportunity for savvy investors or those seeking their next renovation project. just steps away from Dalhousie Elementary School and St. Dominic School, while parks and playgrounds are right around the corner, offering endless activities for children. For outdoor enthusiasts, the community hockey rink, walking paths and close proximity to Nose Hill Park provide the perfect backdrop for year-round recreation. Plus, with quick access to John Laurie Boulevard, getting around the city has never been easier. The surrounding neighborhood is home to a wealth of amenities. From grocery stores and dining options to shopping centers, you'll find everything you need just minutes away. Whether you're taking a quick stroll to the local shops or running errands, Dalhousie's established community offers the ideal blend of suburban peace and urban convenience. Whether you're a first-time investor, an experienced flipper, or someone with a vision for a forever home, this Dalhousie property is a blank canvas awaiting your inspiration. Don't miss this fantastic chance to invest in a vibrant, family-friendly community, with the potential to turn this well-located home into something truly special!



Built in 1971

## Essential Information

MLS® #	A2165444
Price	\$650,000
Sold Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,214
Acres	0.14
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

## Community Information

Address	8 Dalzell Place Nw
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 1H6

## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Sauna
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes

Basement                      Full, Partially Finished

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Yard, Corner Lot, Lawn, See Remarks, Treed  
Roof                      Asphalt Shingle  
Construction          Wood Frame, Wood Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed             September 12th, 2024  
Date Sold                October 7th, 2024  
Days on Market        25  
Zoning                    R-CG  
HOA Fees                0.00

**Listing Details**

Listing Office           eXp Realty

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