

**5632 dalhousie Drive NW**  
**Calgary, Alberta**

**MLS # A2244896**



**\$779,900**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,683 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Central Vacuum

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RCG

**Utilities:** -

**Inclusions:** na

Opportunity knocks in one of Calgary's most desirable communities &mdash; Dalhousie! This spacious 6-bedroom, 2 full bath + 2 half bath home sits on a massive 7,500+ sq ft lot (approx. 67 ft x 125 ft) A turnkey investment property with tenants in place providing Immediate Rental Revenue. Extensively updated with new flooring, stairs, baseboards, vanities, electrical, lighting, full exterior paint, and fresh interior paint (2025). Additional updates include: New Fridge 2026 New roof shingles (2021) New furnace (2008) Hot water tank (2012) Updated 3-piece bathroom (2013) Several newer windows (2008) Features include a large 23' x 23' split double garage, huge attic room above the garage with ladder access, additional art/playroom behind the garage, large private driveway, hot tub, and expansive private front and backyard. Layout offers 3 bedrooms upstairs, 1 on the main floor, and 2 in the basement, providing excellent rental flexibility. Main floor room with separate entrance and half bath also offers potential for a home office or business use. Backing onto a walking path with green space across the street, and close to top schools, transit, shopping, and amenities. Zoned R-CG, offering strong redevelopment potential (subject to City approvals).