

6048 Dalgetty Drive NW

Calgary, Alberta

MLS # A2246483

\$849,000

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|--------------------|--|---|--|-------------------|-------------------------------|
| | | Division: | | Dalhousie | |
| | | Type: | | Residential/House | |
| | | Style: | | Bungalow | |
| | | Size: | | 1,381 sq.ft. | Age: 1968 (57 yrs old) |
| | | Beds: | | 3 | Baths: 3 |
| | | Garage: Alley Access, Double Garage Detached, Insulated, Oversized | | | |
| | | Lot Size: 0.14 Acre | | | |
| | | Lot Feat: Back Lane, Landscaped, Rectangular Lot | | | |
| Heating: | | Forced Air, Natural Gas | | Water: | - |
| Floors: | | Carpet, Laminate, Tile, Vinyl Plank | | Sewer: | - |
| Roof: | | Asphalt Shingle | | Condo Fee: | - |
| Basement: | | Finished, Full | | LLD: | - |
| Exterior: | | Stone, Vinyl Siding, Wood Frame | | Zoning: | R-CG |
| Foundation: | | Poured Concrete | | Utilities: | - |
| Features: | | Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance | | | |
| Inclusions: | | Wall wardrobe in the master bedroom, Shed and Playhouse will stay. | | | |

FANTASTIC LOCATION ‐ Directly across from Dalhousie Elementary School & Playground! This fully developed bungalow has been beautifully renovated, showcasing stylish vinyl plank flooring throughout the main level. The spacious kitchen features an island with quartz countertops, two-tone color cabinet, a striking backsplash, stainless steel appliances (including a gas stove) with a chimney-style range hood and seamless connection to the dining area and living room. The main floor offers 3 bedrooms, 2 full bathrooms including a generous primary bedroom with a 5-piece ensuite, gas fireplace, and patio doors opening to a tiered sun deck. Downstairs, the basement boasts a large family room with a cozy gas fireplace, a large Flex room (easily convertible to a fourth bedroom), a 4-piece bathroom with a whirlpool tub, and a spacious laundry room with ample cabinetry and a utility sink. With a separate back entrance, there’s excellent potential for developing a legal basement suite. The oversized double detached garage (27'5" X 29'4") is insulated and offers plenty of room for a workshop or additional storage. Recent updates include a new furnace (2024) and hot water tank (2023). The landscaped yard features mature trees, sunny east exposure, multiple patios, a sun deck, and a charming front veranda. This home truly has it all ‐ location, style, and functionality. Nearest elementary school - Dalhousie School, Nearest Junior high school - H.D. Cartwright School, Nearest high school - Sir Winston Churchill High School. Don’t miss your chance to see it today!