

33, 5400 Dalhousie Drive NW
Calgary, Alberta

MLS # A2263930

\$475,000

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|-----------|---|--------|-------------------|
| Division: | Dalhousie | | |
| Type: | Residential/Five Plus | | |
| Style: | 4 Level Split | | |
| Size: | 1,468 sq.ft. | Age: | 1975 (50 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.00 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Many Trees, No Neighbours Behind, Private, See Remarks | | |

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|-------------|-------------------------------------|------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 590 |
| Basement: | Partial, Partially Finished | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, See Remarks, Storage | | |

Inclusions: N/A

Corner unit in an excellent location! Just a short walk to Dalhousie LRT Station, Safeway, restaurants, cafés, and many other amenities. Residents enjoy access to a private amenity centre with an indoor pool, squash and badminton courts, fitness room, games area, sauna, and lounge. Welcome to 5400 Dalhousie – a well-maintained townhouse located in one of NW Calgary’s most desirable communities. This 3-bedroom, 2.5-bath home offers a functional multi-level layout with an attached single garage and a private southeast-facing fenced backyard. The spacious family room features soaring ceilings, a stunning floor-to-ceiling stone fireplace, and large windows that fill the space with natural light. Just a few steps up, the kitchen and dining areas overlook the family room, creating a bright and open layout that’s perfect for family gatherings and everyday living. Upstairs, the generous primary bedroom includes a walk-in closet and 4-piece ensuite, along with two additional bedrooms and a full main bath. The partially finished basement offers a recreation area, a wet bar, and a storage room. Book your showing today and discover the lifestyle this home has to offer!