

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

**MLS # A2244896**



**\$750,000**

<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		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	RCG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** na

**Investor Alert!** Turnkey, income-generating property with strong cash flow with a good tenant in place who may be willing to stay longer if permitted. Tenant has strong credit &mdash; ideal for long-term investors seeking stable, low-risk income. 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) 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).