

**5516 Dalhart Hill NW**  
**Calgary, Alberta**

**MLS # A2285431**



**\$739,900**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,380 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Laminate Counters, Separate Entrance, Storage		

**Inclusions:** Central Vacumm (As-is)

Tucked away on a quiet street in the heart of West Dalhousie, this original-owner home is being offered to the market as a rare opportunity to own in one of NW Calgary's most established and highly sought-after communities. Surrounded by mature trees, parks, and everyday conveniences, the location offers an exceptional balance of privacy and accessibility. Families will appreciate being just steps from HD Cartwright School, the Dalhousie Community Association, tennis courts, sports fields, and playgrounds. The Dalhousie C-Train Station is nearby, making commuting easy, while major routes including Crowchild Trail, Sarcee Trail, and John Laurie Blvd. provide quick access throughout the city. Shopping, dining, and services are all close by at Dalhousie Shopping Centre, Northland Shopping Centre, and Beacon Hill Shopping Centre, with the University of Calgary only a short drive away. Built by NU WEST HOMES, this solid bi-level offers excellent curb appeal and sits on a rare oversized lot boasting over 7,000 sqft. Proudly maintained by its original owner, the home reflects years of care and presents a fantastic opportunity for buyers looking to renovate, modernize, or personalize a well-built property in a premier location. The extended driveway provides ample parking and is complemented by a double front-attached garage. With no sidewalk, snow shoveling is minimized &mdash; a welcome bonus for Calgary winters. A separate side entrance leads to the fully developed lower level, adding flexibility for guests, extended family, or future development potential (subject to city approvals). The basement is bright and functional, featuring large windows, a spacious family room, a bedroom, and a full bathroom. The main level is filled with natural light and offers a practical, comfortable layout. Three generous bedrooms and two full bathrooms include a primary

bedroom with its own private ensuite. Double doors open into the kitchen with a spacious eating area, ideal for everyday meals and gatherings. The adjacent dining room overlooks the expansive living room, where a fireplace and large windows create a warm and inviting setting for relaxing and entertaining. Additional highlights include a hot water tank replaced in 2018, strong natural light throughout both levels, and a versatile floor plan that supports a wide range of living and renovation possibilities. With its oversized lot, prime surroundings, proximity to transit, schools, parks, and major amenities, and the rare advantage of original ownership, this home offers exceptional long-term value in West Dalhousie. Whether you're planning to move in, update over time, or complete a full renovation, this property represents a truly special opportunity in a neighbourhood where homes like this rarely become available. Book your private showing today and experience the potential for yourself.