

**56, 5400 Dalhousie Drive NW**  
**Calgary, Alberta**

**MLS # A2285881**



**\$490,000**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	5 Level Split, Attached-Side by Side		
<b>Size:</b>	1,657 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Low Maintenance Landscape, Private		

<b>Heating:</b>	Central, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 638
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, High Ceilings, No Smoking Home, Recreation Facilities		

**Inclusions:** projector in basement, refrigerator in basement

This wonderfully maintained multi-level townhome blends timeless appeal with a bright, open layout and an unbeatable location in one of NW Calgary's most cherished communities. Step inside to a spacious living area boasting soaring ceilings, expansive windows, and a cozy fireplace—the ideal backdrop for unwinding after a busy day. The adjoining dining space overlooks the living room and flows seamlessly into a kitchen that pairs nostalgic 1980s charm with dependable, well-crafted appliances. It's a tasteful nod to durable quality that still meets everyday needs with style. Upstairs, the generous primary suite offers excellent closet space and a private ensuite, complemented by well-sized additional bedrooms that are perfect for guests, a home office, or growing needs. The developed lower level provides flexible space for a home gym, hobby area, or media room. Step outside to your private, fenced patio—perfect for morning coffee or hosting summer barbecues—set within a quiet, mature complex framed by trees and green spaces. Residents enjoy a suite of exclusive amenities including an indoor pool, sauna, squash courts, games room, and a spacious community lounge. Positioned just steps from Dalhousie Station with easy LRT access, top-rated schools, shopping, parks, and the University of Calgary, this home offers an exceptional blend of lifestyle and value. A smart, solid choice for curious buyers seeking comfort, convenience, and long-term appeal. Call to book your private showing and discover why homes in this community are consistently in high demand.