

**652 Dalmeny Hill NW**  
**Calgary, Alberta**

**MLS # A2311707**



**\$850,000**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,851 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Many Trees, No Back Lane, Pie Shaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	SR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s), Wet Bar		

**Inclusions:** Refrigerator in the Basement

Your search is over! This meticulously maintained two-story home is ready for its new owner. This rare gem offers the perfect blend of space, style, comfort, and spectacular mountain views. Tucked away in the desirable community of Dalhousie, you enjoy a quiet location across from a green space. The fabulous floor plan features over 2400 sq ft of developed living space and boasts a large bonus room and two cozy fireplaces. Superbly appointed with four large bedrooms, 3.5 bathrooms, a spacious living room, a large kitchen, a formal dining room, and a cozy breakfast nook. The fully developed walk-out basement hosts an additional bedroom/office, a four-piece bathroom, a games room, and a wet bar for entertaining guests. Enjoy a beautiful deck and patio in a perfectly manicured and fenced backyard. This property is perfectly positioned - near Foothills & Children's Hospitals, University of Calgary, schools, parks, shopping, and transit (Dalhousie LRT Station). Given the location, convenience, and lifestyle, there is nothing to do but move in.