

5801 Dalglish Road NW
Calgary, Alberta

MLS # A2316426



\$659,900

Division:	Dalhousie		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,085 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Flat, Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Laminate Counters, No Smoking Home, Separate Entrance		

Inclusions: none

Welcome to a 1/2 duplex situated on a corner and backing onto greenspace. This 2 bedroom up raised bungalow is close to 1,100 sq ft on the main level. The home has an open kitchen with ample counter space and tons of cabinets. There is a family room that is spacious. It has access to a rear deck. The primary bedroom is quite large and can accommodate loads of furniture. There is a 2nd bedroom that is good for guests or kids etc. There is also a 4 piece bathroom to support both bathrooms. The lower level has a legal secondary suite (document in attachments). There is a full kitchen and a large living room area. There is a bedroom and a 4 piece bathroom. There is laminate flooring throughout. The furnace and water tank have been updated. This duplex has been owned for over 20 years and has been very well cared for. Home is located on a quiet street and is also walking distance to Dalhousie C-train station. There are also a number of schools in the area.