

**5803 Dalglish Road NW**  
**Calgary, Alberta**

**MLS # A2316430**



**\$669,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Laminate Counters, No Smoking Home, Separate Entrance		

**Inclusions:** none

Superb 1/2 duplex backing onto greenspace. This renovated bi-level has been updated throughout and has a "legal" basement suite (see attachment). Main floor has hardwood throughout along with an updated kitchen with SS appliances, laminate counter tops and dark brown cabinets. There is access off the living room to a raised deck that looks west. The deck overlooks green space with a fully landscaped backyard. The primary bedroom is large and has access to a front patio which looks out over the quiet street. There is an additional bedroom along with a 4 piece bathroom. The lower level has its own legal suite. There is also a rec room that has large windows providing ample light. There is a bedroom along with a 4 piece bathroom. The majority of the home has been updated from new windows to kitchens to flooring along with furnace and water tank. There is a single attached garage along with a large driveway that can accommodate multiple vehicles. The home is walking distance to Dalhousie C-train station and the large Dalhousie shopping center that has a Safeway, multiple restaurants and a new Shoppers Drugmart. Don't miss this great opportunity to live upstairs and rent out the basement for a mortgage helper. 5801 is also available for purchase. Sellers prefer to sell together.