

5417 Dalrymple Crescent NW
Calgary, Alberta

MLS # A2318136



\$484,900

Division:	Dalhousie		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	988 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Front Drive, Off Street, Stall, Unpaved		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: Storage shed.

Investor alert here in the popular & mature family community of Dalhousie in this fully finished half-duplex on this quiet crescent within walking distance to Dalhousie Station shopping & LRT. Available for quick possession & primed for renovation, this 4 bedroom bi-level has an eat-in kitchen, 2 full bathrooms, HardieBoard exterior, large fenced backyard & front parking for 2. Great floorplan featuring oversized living room with huge window, spacious dining room & bright kitchen with plenty of cabinet space & access onto the deck. Main floor has 2 bedrooms & full bathroom; both bedrooms are an excellent size & have vinyl parquet floors. Finished with laminate floors, the lower level has a 2nd lounge or rec room, 2 bedrooms & another full bathroom, walk-in storage closet & laundry/utility room with new hot water tank (2024). Backyard has a storage shed & pressure-treated wood fence (on 3 sides). HD Cartwright School & the community centre are both within walking distance, & only minutes to Dalhousie School, St. Dominic School & West Dalhousie School. Also within walking distance is Dalhousie Station...anchored by Safeway & Shoppers Drug Mart, with its restaurants, retail & services, as well as the LRT. Prime location with quick & easy access to University of Calgary & major retail centers (including Northland & Market Mall), hospitals (Foothills, Alberta Children's & Arthur J.E. Child Cancer Centre), Nose Hill & Bowmont Park, all area amenities & downtown.