

**5912 Dalton Drive NW**  
**Calgary, Alberta**

**MLS # A2318846**



**\$839,900**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,050 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Basement appliances, Electric Range, Refrigerator, Washer/ Dryer

A rare turnkey opportunity in the heart of Dalhousie, one of Northwest Calgary's most established and sought-after communities. Extensively rebuilt and reimagined in 2023, this stunning bi-level offers the perfect blend of modern living, exceptional income potential, and long-term investment value. Situated on a beautifully treed lot, this property features a fully renovated 3-bedroom, 2-bathroom upper residence with its own private laundry, complemented by a LEGAL 3-bedroom basement legal suite with separate laundry facilities. Every major component was upgraded during the renovation, including electrical, mechanical systems, hot water tank, and two high-efficiency furnaces, creating a truly worry-free ownership experience. Whether you're an investor seeking strong positive cash flow or a homeowner looking to dramatically offset your mortgage, this property delivers. Location is second to none. Enjoy the convenience of a bus stop directly at the property line, a short walk to the C-Train station, Co-op, shopping, restaurants, schools, parks, and countless everyday amenities. Surrounded by mature trees and established homes, Dalhousie continues to be one of Calgary's most desirable communities for families, professionals, and investors alike. An exceptional income-producing property with luxury-level renovations in a premier Northwest location.