

15 Dalhousie Crescent NW
Calgary, Alberta

MLS # A2234150



\$549,900

Division:	Dalhousie		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,201 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Refrigerator, washer, dryer in the basement. The dishwasher in the basement sold "as is"

Open House: June 28 & 29, from 1:30 to 3:30 PM. Investor alert — or ideally, live upstairs and rent out the lower level! It's rare to find a half-duplex with this much square footage. This spacious bi-level duplex offers 1,201 sq. ft. on the main level. The layout features a large, functional kitchen, a generous living room with a wood-burning fireplace, and an east-facing dining area — perfect for enjoying your morning tea — with a patio door that leads to a balcony. The kitchen boasts ample cabinetry and stainless steel appliances. The bright primary bedroom includes a 4-piece ensuite, while two other well-sized bedrooms share a 3-piece bathroom. A conveniently located laundry room on the main floor also provides extra storage space. The lower level features an illegal 2-bedroom suite with a separate entrance. The bedrooms are bright, with large windows, and the suite includes its own washer and dryer. There's also a full-sized kitchen and a cozy family room with a second wood-burning fireplace. Additional features include two private parking spots in the backyard. The roof and hot water tank were replaced in 2022. Located on a quiet street within walking distance to schools, shopping, and the C-train State. Just a 5-minute drive to the University of Calgary and quick access to Crowchild Trail, Shaganappi Trail, and downtown (only 20 minutes away). Don't miss this great opportunity!