

6511 58 Street NW
Calgary, Alberta

MLS # A2235146



\$549,900

Division:	Dalhousie		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	929 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated, On Street, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Air Conditioning-Central

Welcome to this well-maintained bi-level home located in the heart of West Dalhousie, directly facing West Dalhousie School. The main floor features two spacious bedrooms, a 4-piece bathroom, and a convenient 2-piece ensuite. The property has been freshly painted throughout, giving the interior a bright and refreshed feel. Enjoy the comfort of central air conditioning and a large, sunlit living room perfect for entertaining. The lower level offers two additional bedrooms with large windows that let in plenty of natural light. An oversized double detached garage, and a west-facing backyard and windows that capture beautiful evening sun. Located close to the C-Train station and several nearby shopping areas, this home combines comfort, convenience, and great value.