

# \$777,888 - 5044 Dalhart Road Nw, Calgary

MLS® #A2194904

**\$777,888**

7 Bedroom, 3.00 Bathroom, 1,522 sqft  
Residential on 0.17 Acres

Dalhousie, Calgary, Alberta

This property presents endless opportunities! Whether you want to use the entire house for your family, live upstairs while renting out the lower level, lease both units, or even redevelop the expansive 60x125 lot, the choice is yours. Featuring 7 bedrooms—4 on the main floor and 3 in the basement—this Dalhousie home boasts a bright, open living room with a brick-faced wood-burning fireplace and a spacious dining area. On the main floor luxury vinyl plank flooring has been added throughout. In addition you'll find four bedrooms, including a primary suite with a convenient 2-piece ensuite, plus a fully updated and modern 4-piece bathroom. Private laundry facilities on this level adds to your convenience. The illegal basement suite has a separate entrance entering from the sunroom. It includes 3 bedrooms, 4-piece bath, large kitchen with an eating area, a generous living room featuring another brick-faced wood-burning fireplace, and an ample laundry/storage area. The basement windows have been updated. The enormous fenced backyard is perfect for kids and pets to play, while the big double detached garage (24.3x21.2) at the end of the concrete driveway ensures tons of private parking for all your vehicles. Located just a short distance from Dalhousie Station shopping and with excellent access to public transportation via the LRT and bus; this home is also within walking distance of St. Dominic and DH Cartwright Schools. Super close to a number



of parks! Don't miss your chance"call today!

Built in 1971

### Essential Information

MLS® #	A2194904
Price	\$777,888
Bedrooms	7
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,522
Acres	0.17
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5044 Dalhart Road Nw
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 1V8

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, See Remarks
# of Garages	2

### Interior

Interior Features	See Remarks, Storage
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Private, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 14th, 2025
Days on Market	50
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
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