



## 4216 Dalhousie Drive Calgary Alberta

\$1,265,000

Rare find (4214 + 4216) Full Duplex Bungalow with 2 legalized Secondary Suites & double detached Garages - Each Side featuring a self-contained 3 Bedrooms Unit on Main, and 2 Bedrooms Unit in the Basement. Bright & clean with renovations, including: new PEX lines, furnaces, water tanks, windows, flooring, (interior & exterior) paint, appliances, kitchen counters, undermount sinks, bathrooms, plumbing & light fixtures ... etc.; plus newer Roof shingles - 2016. A potential Cash Cow investment, or can reside in One Unit with 3 incomes to disburse mortgage & expenses. Easy access to everywhere / minutes to Highway, & close proximity to playground / school / transportation / shopping & all amenities. Realtors: Please note Private Remarks & details in Listing Supplements / Floor Plan + 3D Virtual Tour. (id:6769)

3pc Bathroom 7.67 Ft x 4.92 Ft

3pc Bathroom 7.58 Ft x 5.00 Ft

Bedroom 14.67 Ft x 9.00 Ft

Bedroom 14.67 Ft x 8.75 Ft

Dining room 13.33 Ft x 6.33 Ft

Dining room 14.00 Ft x 6.50 Ft

Living room 20.08 Ft x 9.33 Ft

Living room 19.33 Ft x 9.42 Ft

Primary Bedroom 15.08 Ft x 8.75 Ft

Primary Bedroom 16.17 Ft x 9.00 Ft

Furnace 8.08 Ft x 4.92 Ft

Furnace 8.25 Ft x 4.25 Ft

4pc Bathroom 8.08 Ft x 6.58 Ft

4pc Bathroom 8.17 Ft x 6.58 Ft

Bedroom 8.92 Ft x 8.83 Ft

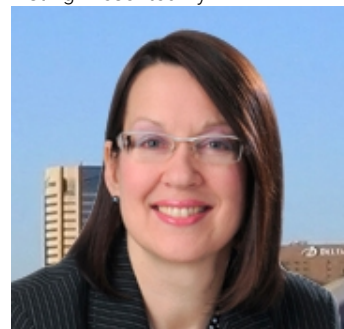
Bedroom 13.17 Ft x 8.83 Ft

Bedroom 13.25 Ft x 8.83 Ft

Bedroom 8.92 Ft x 8.83 Ft

Dining room 9.50 Ft x 7.00 Ft

Listing Presented By:



Originally Listed by:  
Grand Realty

**RE/MAX**  
RE/MAX REAL ESTATE  
(CENTRAL)

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net