



## 5420 Dalrymple Crescent Calgary Alberta

\$769,900

This bungalow on a large lot presents a wonderful opportunity in the sought-after Dalhousie neighborhood. Offering generous space and a functional design, this impressive home caters perfectly to both families and investors alike. Its proximity to key amenities such as the C-train, Safeway, Crowchild Trail, and various schools makes it an unbeatable location. Upon entering, you are greeted by a sizable living room, a spacious dining area, and a practical kitchen, providing ample room for daily living and entertaining. The living room features beautiful hardwood floors and a wood burning fireplace for those cozy colder days. The kitchen has good counterspace and a great amount of cupboards for all your storage needs. The three bedrooms offer comfortable accommodation, with the primary bedroom boasting its own 3 piece en-suite bathroom. There is another 4 piece bathroom on the main floor for your convenience. A spacious family/bonus room at the rear of the home offers versatility for various uses - perfect for family gatherings or entertaining guests. It has a lovely gas fireplace. The basement, previously utilized as an illegal suite, features a kitchen, a large dining/ living room area, one-bedroom, plus an additional flex room/den (which was used as a bedroom by previous tenants). And it has a woodburning fireplace. There is also a full bathroom and a laundry room down here. The property has an expansive fenced yard and a single attached garage for your convenience. Behind the home is a quiet walking path ( so no direct neighbours behind you!). The community of Dalhousie has a family-friendly atmosphere and whether you are a savvy investor or a family looking for your first home, this is a great opportunity to get into the market. Call your favorite realtor today to book a showing! (id:6769)

Kitchen 6.25 Ft x 10.25 Ft  
 Bedroom 12.58 Ft x 10.67 Ft  
 Family room 20.00 Ft x 10.67 Ft  
 Den 7.67 Ft x 11.17 Ft  
 3pc Bathroom 4.92 Ft x 6.83 Ft  
 Laundry room 6.25 Ft x 17.75 Ft  
 Other 7.67 Ft x 5.50 Ft

Dining room 8.08 Ft x 10.25 Ft  
 Kitchen 17.42 Ft x 8.67 Ft  
 Bedroom 11.58 Ft x 11.33 Ft  
 Bedroom 10.17 Ft x 10.92 Ft  
 Bedroom 10.17 Ft x 10.33 Ft  
 4pc Bathroom 7.00 Ft x 7.33 Ft  
 3pc Bathroom 5.08 Ft x 6.33 Ft

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**RE/MAX**

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

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Living room 21.42 Ft x 11.92 Ft

Recreational, Games room 15.67 Ft x 16.67 Ft