



15 Dalhousie Crescent Calgary Alberta

\$549,900

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! (id:6769)

Bedroom 12.25 Ft x 12.25 Ft
 Bedroom 8.67 Ft x 10.08 Ft
 4pc Bathroom 7.33 Ft x 7.25 Ft
 Kitchen 8.67 Ft x 10.42 Ft
 Family room 20.08 Ft x 19.67 Ft
 Storage 7.75 Ft x 5.33 Ft
 Furnace 15.83 Ft x 7.67 Ft
 Living room 11.58 Ft x 18.58 Ft
 Dining room 9.50 Ft x 10.00 Ft

Kitchen 9.25 Ft x 10.25 Ft
 Primary Bedroom 11.50 Ft x 12.50 Ft
 Bedroom 15.75 Ft x 9.25 Ft
 Bedroom 9.33 Ft x 10.00 Ft
 4pc Bathroom 7.83 Ft x 4.92 Ft
 3pc Bathroom 7.83 Ft x 4.83 Ft
 Laundry room 7.83 Ft x 7.33 Ft
 Foyer 4.92 Ft x 6.92 Ft
 Other 21.92 Ft x 4.00 Ft

Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
 cm.mackenzie@shaw.ca