



20 Dalhousie Crescent Calgary Alberta

\$489,000

What if the C-Train, your groceries and your morning coffee were all a short walk from your front door? Welcome to Dalhousie, one of Northwest Calgary's most established communities, and to a home that makes getting in far more realistic than you'd think. No condo fees & a roof replaced in the last few years are just the start. The best part comes once you head downstairs. Step through the front door of this bi-level half duplex and head up to a main floor built for real life. The living room is the heart of the home, a generous space with room for a full sectional, movie nights and friends who stay later than planned. From there, the galley-style kitchen keeps everything within arm's reach, with the dining area just beyond it, so you can cook, plate and sit down to dinner without ever crossing the house. Down the hall, the primary bedroom is your own private retreat, complete with a walk-in closet and the main 4-piece bathroom just steps away. With the primary on its own level, mornings stay quiet and the space is entirely yours. From the dining area, step out onto the deck and into the backyard. Picture summer evenings with the barbecue going, coffee in the morning sun, or a spot to unwind after work. It's the kind of outdoor space you'll actually use. Now for that surprise. Head downstairs and the home opens into a second level of living. Two more bedrooms give you options: a guest room for visiting family, a home office for remote days, a home gym, or space for a roommate to help with the mortgage. The rec room makes a perfect second hangout for game nights or a cozy den, and a 3-piece bathroom means nobody waits in line in the morning. A laundry room with that new washer and dryer, plus a dedicated storage room, keeps everyday life organized and out of sight. Then there's the location. Dalhousie Station LRT and the grocery store, shops and restaurants at Dalho...

3pc Bathroom 4.92 Ft x 8.00 Ft

Bedroom 8.83 Ft x 10.75 Ft

Bedroom 8.67 Ft x 10.75 Ft

Recreational, Games room 12.17 Ft x 12.25 Ft

Furnace 9.42 Ft x 4.75 Ft

4pc Bathroom 10.42 Ft x 6.42 Ft

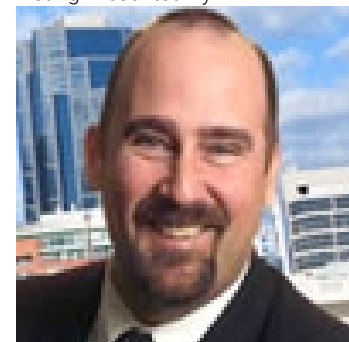
Dining room 8.50 Ft x 9.83 Ft

Kitchen 8.50 Ft x 10.17 Ft

Living room 17.00 Ft x 14.92 Ft

Primary Bedroom 10.42 Ft x 11.58 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<http://terryberrygroup.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca