



# 36 Dalrymple Green Calgary Alberta

\$1,039,900

PRICE REDUCTION MAR 12. Welcome to a 'top" location in West Dalhousie. This massive bungalow (over 2,000 sq ft on the main) was completely remodelled in 2011 and a number of upgrades since like triple pane windows on the main floor in 2022, a new roof in 2014, new AC unit 2023 and updated landscaping in the backyard in 2013. The main floor has hardwood throughout, a front living room w/ a wood burning fireplace which is very cozy during our long winters. The kitchen has a large island, high end appliances, which includes wall oven + microwave, along with granite counter tops, and dark brown cabinets. There is also a large dining room across, a laundry room w/ sink + a family room with gas fireplace at the back. The primary bedroom is large in nature with access to the yard, a double sided gas fireplace, a 5 piece ensuite, and a spacious walk in closet. There are 2 additional bedrooms + a 4 piece bathroom on the main floor. The yard is huge with a walking path along the back, a retaining wall, deck and pergola, + a shed and ample storage on east side. The lower level is spacious with over 1,200 sq feet of developed space. It has a fitness room, a large storage room, plus a huge rec/games room which acts as a media centre and an office right now. There is 4th bedroom that's perfect for guests or a teenager along with a 3 piece bathroom (walk in shower). There also is a tankless/on-demand water tank + an updated high efficiency furnace. Home is walking distance to the Dalhousie elementary school, HD Cartwright and a short drive to Sir Winston Churchill. Situated across from a large green space and within walking distance to Dalhousie C train Station make for a great location. Rarely do bungalows of this size come onto the market in NW Calgary. (id:6769)

Bedroom 10.08 Ft x 16.08 Ft

3pc Bathroom 9.42 Ft x 5.08 Ft

Recreational, Games room 18.67 Ft x 37.92 Ft

Den 12.25 Ft x 10.75 Ft

Furnace 4.58 Ft x 14.00 Ft

Storage 13.50 Ft x 4.50 Ft

Living room 15.75 Ft x 18.92 Ft

Bedroom 8.92 Ft x 11.50 Ft

Bedroom 10.75 Ft x 8.17 Ft

Primary Bedroom 17.42 Ft x 11.50 Ft

Kitchen 19.25 Ft x 10.50 Ft

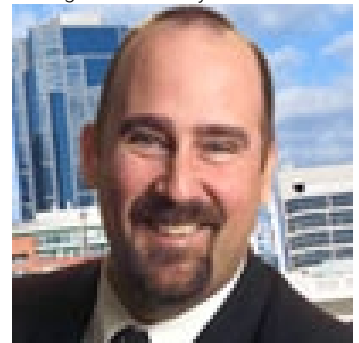
Other 13.33 Ft x 8.08 Ft

Dining room 19.17 Ft x 12.42 Ft

Other 9.58 Ft x 6.17 Ft

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Listing Presented By:



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RE/MAX Real Estate (Mountain View)

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Other 6.33 Ft x 5.42 Ft

Family room 14.08 Ft x 12.92 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

5pc Bathroom 13.50 Ft x 10.25 Ft