



5759 Dalton Bay Calgary Alberta

\$895,000

Welcome to 57 & 59 Dalton Bay NW, an outstanding opportunity to own a FULL side-by-side duplex, each 2 storeys, in one of Calgary's most desirable and well-established communities on a quiet cul-de-sac in Dalhousie. Each duplex is a full 2 storey unit, each with 3 bedrooms, 1.5 bath and basement totalling 2628 SF! Both sides are bright, spacious, and well laid out, with large living areas and kitchens and generous bedroom and bathrooms. The duplex design provides versatility—ideal for investors seeking dual rental income or for an owner-occupier looking to live in one side while generating revenue from the other or for multi generational families looking to live close to one another. If desiring for an investment, this property has consistent rental demand, thanks to its unbeatable location. Residents enjoy walking-distance access to Co-op, Canadian Tire, Dalhousie LRT, multiple bus routes, shopping centres, restaurants, schools, parks, and the University of Calgary. Its proximity to Market Mall, Northland Village, and major routes such as Crowchild Trail ensures long-term tenant appeal and excellent appreciation potential. The property is well maintained inside and out, offering a turnkey opportunity for investors or buyers seeking a dependable, income-producing asset in a mature neighbourhood. Properties of this caliber—especially full duplexes in established NW communities—rarely come to market, come see today! (id:6769)

Storage 13.17 Ft x 13.25 Ft
Laundry room 10.75 Ft x 5.58 Ft
Other 24.92 Ft x 13.00 Ft
Storage 14.00 Ft x 11.92 Ft
Laundry room 5.58 Ft x 5.33 Ft
Other 18.33 Ft x 11.92 Ft
Living room 17.75 Ft x 13.25 Ft
Living room 13.25 Ft x 12.75 Ft
Kitchen 7.92 Ft x 8.67 Ft
Dining room 13.33 Ft x 8.83 Ft

Other 7.17 Ft x 3.92 Ft
2pc Bathroom 4.83 Ft x 3.83 Ft
Kitchen 11.25 Ft x 10.92 Ft
Dining room 10.25 Ft x 6.42 Ft
2pc Bathroom 4.83 Ft x 3.92 Ft
Bedroom 14.25 Ft x 13.42 Ft
Bedroom 10.58 Ft x 9.67 Ft
Bedroom 15.92 Ft x 11.00 Ft
4pc Bathroom 10.58 Ft x 9.67 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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