

# \$1,265,000 - 4216 Dalhousie Drive Nw, Calgary

MLS® #A2197481

**\$1,265,000**

10 Bedroom, 4.00 Bathroom, 1,908 sqft  
Residential on 0.16 Acres

Dalhousie, Calgary, Alberta

Rare find (4214 + 4216) Full Duplex Bungalow with 2 legalized Secondary Suites & double detached Garages – Each Side featuring a self-contained 3 Bedrooms Unit on Main, and 2 Bedrooms Unit in the Basement. Bright & clean with renovations, including: new PEX lines, furnaces, water tanks, windows, flooring, (interior & exterior) paint, appliances, kitchen counters, undermount sinks, bathrooms, plumbing & light fixtures – etc.; plus newer Roof shingles – 2016. A potential Cash Cow investment, or can reside in One Unit with 3 incomes to disburse mortgage & expenses. Easy access to everywhere / minutes to Highway, & close proximity to playground / school / transportation / shopping & all amenities.

Realtors: Please note Private Remarks & details in Listing Supplements / Floor Plan + 3D Virtual Tour.

Built in 1969

## Essential Information

MLS® #	A2197481
Price	\$1,265,000
Bedrooms	10
Bathrooms	4.00
Full Baths	4
Square Footage	1,908
Acres	0.16
Year Built	1969



4214/4216 Dalhousie Dr NW, Calgary, AB

Main Floor Exterior Area 1907.65 sq ft  
Interior Area 1941.32 sq ft



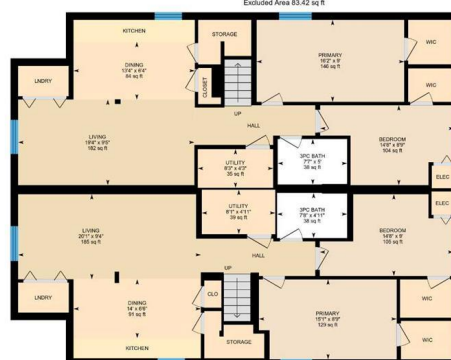
0 4 8 ft

PREPARED: 2025/02/27

White regions are excluded from total floor area in CLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

4214/4216 Dalhousie Dr NW, Calgary, AB

Basement (Below Grade) Exterior Area 1731.30 sq ft  
Interior Area 1636.16 sq ft  
Excluded Area 83.42 sq ft



0 4 8 ft

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Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	4216 Dalhousie Drive Nw
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 1A9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

### **Interior**

Interior Features	No Animal Home, Quartz Counters, Separate Entrance, Laminate Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	36
Zoning	R-CG

## Listing Details

Listing Office          Grand Realty

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