

# \$539,900 - 63, 5400 Dalhousie Drive Nw, Calgary

MLS® #A2204121

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,574 sqft  
Residential on 0.00 Acres

Dalhousie, Calgary, Alberta

Nestled amongst mature trees, tucked towards the centre of the complex, this meticulous END unit is not to be missed. Enter the main level from the front door or your ATTACHED single GARAGE to lovely porcelain tile, closets and FRONT LOAD laundry. UP to the next level to your SPACIOUS living room, complete with immaculate OAK HARDWOOD, STUNNING floor to ceiling FIREPLACE with GAS INSERT, views and door to your private deck and yard, FULLY FENCED. Up another level the HARDWOOD continues to your expansive DINING/LIVING area and RENOVATED kitchen: WALL OVEN, BUILT-IN microwave, Ceran COOKTOP, GRANITE counters, WHITE cabinetry. OVERSIZED windows bring in an abundance of sunlight and offer loads of options for the space, 2-PC POWDER ROOM completes this floor. THREE bedrooms upstairs with newer carpet (2018), including PRIMARY with 4-PC ENSUITE, WALK-IN closet with CUSTOM organizers. TWO additional bedrooms comfortably fit bedroom furniture, take in view of backyard and mature trees. 4-PC bath, large LINEN closet gives you everything you need upstairs. Partially finished basement is CLEAN AND READY for your flooring inspiration, and includes two white storage cabinets! Roof (2023), Furnace, HWT & humidifier (2018), washer (2023), dryer (2022), and so much more. Book your private viewing today as there will be no public open houses.



Built in 1975

## Essential Information

MLS® #	A2204121
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,574
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

## Community Information

Address	63, 5400 Dalhousie Drive Nw
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2B4

## Amenities

Amenities	Clubhouse, Fitness Center, Game Court Interior, Indoor Pool, Party Room, Recreation Facilities, Sauna, Visitor Parking, Racquet Courts
Parking Spaces	2
Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Single Garage Attached, Owned
# of Garages	1

## Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room, Insert, Masonry
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 20th, 2025
Days on Market	15
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.