

# \$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 | 14               |
| Zoning         | R-CG             |

## Listing Details

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

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