

**5816 Dalford Road NW
Calgary, Alberta**

MLS # A2221435



\$849,800

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,306 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Front Drive, G		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, Low M		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage		
Inclusions:	N/A		

OPEN HOUSE DATES June 14, 15, 21 and 22, all dates 2:00 - 4:00 p.m. Beautifully updated Dalhousie bungalow by Nu-West Homes, where comfort meets convenience in a truly unbeatable location. Nestled on an expansive 62 x 120 private lot, this home backs onto a lush green belt, inviting you to embrace the tranquility of nature while enjoying easy access to pathways, playgrounds, and local amenities. You'll be captivated by the timeless charm and modern upgrades that make this home shine. Sunlight floods every corner, illuminating the spacious 4-bedroom, 2.5-bath layout, perfect for a growing family or those who love to entertain. The formal living and dining room features a cozy gas fireplace, setting the stage for countless cherished moments. The kitchen (and bathrooms) underwent a high-quality renovation in 2012. Now boasting stainless steel appliances, granite countertops, and warm cork flooring, it offers style and function. The redeveloped basement features enlarged windows, a huge family room, and a stone-faced gas fireplace, ideal for cozy nights in. More recent updates ensure peace of mind and lasting value, including a new furnace and hot water tank (2018), updated kitchen flooring and exterior parging (2021), refinished pristine oak hardwood on the main level (2022), garage opener (2023) and refrigerator (2024). The double attached garage (20x20) comfortably fits 2 large vehicles with room for another 6 on the enormous driveway - that's a ton of parking! Garage also has 220 power, fold-up workbench, and storage cabinets. But wait… there's more! The metal roof is hail resistant. A large rear shed with lights and power adds extra storage, and the separate lower-level entrance unlocks exciting possibilities. With its R-CG zoning, this property holds incredible potential for a larger development or secondary legal

suite (subject to City of Calgary approval). Did I mention location? Walk to schools, the Dalhousie C-Train Station, shops, and services, or bike to the river, Community Association, and tennis courts. Major routes are easily accessible, ensuring a seamless commuting experience. Highlighted by lush lilac bushes and mature trees, the setting feels serene and private—your own slice of paradise. Meticulously maintained, spotlessly clean, and bursting with charm, this bungalow is a FIND, so book your viewing before it gets away on you. We can't wait to show you around!