

**6256 Dalmarnock Crescent NW  
Calgary, Alberta**

**MLS # A2257828**



**\$699,900**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,794 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Low Ma		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Priced to sell with tons of potential. Located in one of Calgary's most sought-after, family-friendly neighborhoods, this spacious bungalow offers unmatched convenience—just minutes from top-rated schools, shopping, parks, transit, and the University of Calgary. With no neighbours behind, enjoy peace and privacy on a premium lot. The newly updated exterior features Hardie board siding, a beautiful cedar deck, and new cedar fencing, creating an inviting first impression. The backyard is fully fenced, perfect for pets and kids, and includes a dog run, back lane access, and an oversized double detached garage and RV parking. While the interior needs a little love, it boasts outstanding potential. Step into a large foyer with custom floor-to-ceiling closets, leading into a bright and open living room with: large windows, wood-burning fireplace with brick surround, recessed, lighting, and modern architectural details. The dining area is bright and inviting, complete with a custom dining table. The upgraded kitchen features: Full-height mosaic backsplash, Granite countertops, Deep undermount sink, Stainless steel appliances, Built-in oven & microwave, Flat-top stove, Full-height cabinetry for extra storage. The three bedrooms on the main floor, including a generous primary retreat with Vaulted ceilings, Large bay window and a 4-piece spa-inspired ensuite with double undermount sinks, granite counters, and a rainfall shower. The two additional bedrooms feature deep closets and large windows, and are served by a modern 4-piece bathroom with a deep soaker tub, glass shower door, and dual-flush toilet. Step down into the sun-drenched addition, featuring a bright Skylight, open Wet bar and Separate entrance to the backyard. The partially finished basement offers a large rec room with a gas fireplace, a 4th bedroom, a 3-piece bathroom, large laundry area, and extra

hobby/storage rooms&mdash;a perfect canvas for your dream basement renovation. Outdoor Living at Its Best The backyard patio is ideal for entertaining with a gas line for BBQ and tons of space to relax or play. Book your private showing today and make this dream home your reality! Property is being sold as is. Property does need paint and flooring.