

# \$549,900 - 15 Dalhousie Crescent Nw, Calgary

MLS® #A2234150

**\$549,900**

5 Bedroom, 3.00 Bathroom, 1,201 sqft

Residential on 0.07 Acres

Dalhousie, Calgary, Alberta

Open House: June 28 & 29, from 1:30 to 3:30 PM. Investor alert – or ideally, live upstairs and rent out the lower level!

It's rare to find a half-duplex with this much square footage. This spacious bi-level duplex offers 1,201 sq. ft. on the main level. The layout features a large, functional kitchen, a generous living room with a wood-burning fireplace, and an east-facing dining area – perfect for enjoying your morning tea – with a patio door that leads to a balcony. The kitchen boasts ample cabinetry and stainless steel appliances. The bright primary bedroom includes a 4-piece ensuite, while two other well-sized bedrooms share a 3-piece bathroom. A conveniently located laundry room on the main floor also provides extra storage space. The lower level features an illegal 2-bedroom suite with a separate entrance. The bedrooms are bright, with large windows, and the suite includes its own washer and dryer. There's also a full-sized kitchen and a cozy family room with a second wood-burning fireplace. Additional features include two private parking spots in the backyard. The roof and hot water tank were replaced in 2022. Located on a quiet street within walking distance to schools, shopping, and the C-train State. Just a 5-minute drive to the University of Calgary and quick access to Crowchild Trail, Shaganappi Trail, and downtown (only 20 minutes away). Don't miss this great opportunity!



Built in 1978

## Essential Information

MLS® #	A2234150
Price	\$549,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,201
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

## Community Information

Address	15 Dalhousie Crescent Nw
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2H1

## Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Balcony
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	10
Zoning	R-CG

**Listing Details**

Listing Office	URBAN-REALTY.ca
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