

# \$729,000 - 5531 Dalhart Hill Nw, Calgary

MLS® #A2228867

**\$729,000**

5 Bedroom, 3.00 Bathroom, 1,468 sqft

Residential on 0.15 Acres

Dalhousie, Calgary, Alberta

Huge price drop. Current Owner occupied for 15 years. Owner just moved out. Welcome to this beautifully updated bungalow in the highly sought-after community of Dalhousie! This spacious home offers 3 bedrooms up and 2 bedrooms down, over 2500 square feet living space with hardwood and tile floors. Huge storage rooms at basement as well. Enjoy the stylish brand new quartz countertop, cook-top stove and range hood in the bright, functional kitchen. Recent upgrades include brand new LED lights, smoke detectors, 1 toilet. 7 new triple-pane windows (2024), new gutter(2024), new roof (2022), fresh interior paint, and finished basement with separate entry. The home sits on a large, private yard offering space to relax or play. 5 minutes walk to elementary and junior high school. shopping, parks, and transit, this move-in ready home is a fantastic opportunity in a well-established neighborhood.

Built in 1972

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2228867  |
| Price          | \$729,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,468     |



|            |             |
|------------|-------------|
| Acres      | 0.15        |
| Year Built | 1972        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 5531 Dalhart Hill Nw |
| Subdivision | Dalhousie            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3A1S8               |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Quartz Counters                                   |
| Appliances        | Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Garden          |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | June 18th, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 27   |
| Zoning         | R-CG |

## **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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