

# \$699,000 - 528 Dalmeny Hill Nw, Calgary

MLS® #A2220693

**\$699,000**

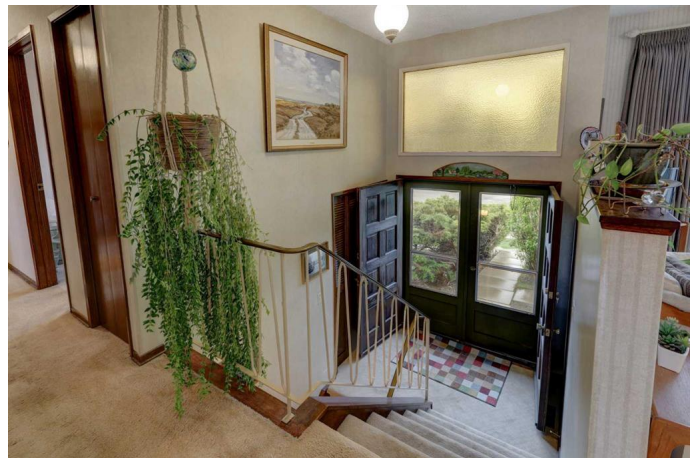
4 Bedroom, 2.00 Bathroom, 1,319 sqft

Residential on 0.15 Acres

Dalhousie, Calgary, Alberta

Nestled on a quiet street in the highly sought-after community of Dalhousie, this charming bi-level home is being offered to the market for the very first time. Meticulously cared for by its original owners, this exceptionally maintained residence sits proudly on an elevated 54' x 120' lot, offering a rare sense of space, privacy, and picturesque views of the surrounding landscape. From its unique position at the end of an intersection, the home enjoys an expansive front view with no immediate homes in sight and backs directly onto a large green space with a dog park—meaning no rear neighbours and a serene backdrop of nature. Dalhousie is a beloved northwest Calgary neighbourhood known for its peaceful, family-friendly atmosphere, mature trees, and proximity to top-rated schools, parks, and essential amenities. It's the perfect setting for those seeking a quiet lifestyle with the convenience of the city just minutes away. Facing west, the front of the home captures beautiful sunsets and offers unobstructed views of the Rocky Mountains on clear days, filling the interior with natural light and a sense of warmth throughout. The main floor showcases a well-thought-out layout that includes three spacious bedrooms, a full bathroom, a bright and inviting living room, a cozy eat-in kitchen, and a formal dining room ideal for hosting family dinners or holiday celebrations.

Step through the back door into a private



outdoor oasis—an expansive backyard designed for relaxation and endless possibilities. With alley access and no neighbours behind, this tranquil space invites you to create your dream garden, host memorable summer barbecues, or simply unwind under the stars with friends and family. The fully finished lower level offers even more living space, complete with a generous recreation room featuring a wood-burning fireplace, creating a cozy ambiance for movie nights or casual gatherings. A fourth bedroom, an additional full bathroom, a dedicated laundry room, and direct access to the oversized double attached garage make this level as functional as it is inviting. The garage, measuring 26'7" x 20'1", provides ample room for two vehicles, storage, or a workshop setup for hobbyists or home projects.

Important updates include newer shingles, offering long-term durability and peace of mind. This home is move-in ready, yet presents a wonderful opportunity for those who wish to personalize or renovate over time and build equity in one of Calgary's most established and desirable communities.

Whether you're a first-time homebuyer, investor, or someone ready to put down roots in your forever home, this Dalhousie gem offers a rare combination of location, lot size, and potential.

A virtual tour is available, so you can explore the charm and functionality of this home from wherever you are. Don't miss this opportunity to own a special piece of northwest Calgary—come and experience the warmth, privacy, and potential that await you here.

Built in 1973

## Essential Information

MLS® #	A2220693
Price	\$699,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,319
Acres	0.15
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	528 Dalmeny Hill Nw
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 1T6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Laminate Counters, Wood Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	Private Yard
Lot Description	Few Trees, Gentle Sloping, No Neighbours Behind, Rectangular Lot
Roof	Vinyl
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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