

# \$799,900 - 5516 Dalhart Hill Nw, Calgary

MLS® #A2245593

**\$799,900**

4 Bedroom, 3.00 Bathroom, 1,375 sqft

Residential on 0.16 Acres

Dalhousie, Calgary, Alberta

Location! Location! Location! First Time on market ! Lots of potential with this bright and spacious home nestled in an unbeatable location: a quiet cul-de-sac in the highly sought-after community of West Dalhousie â€“ with schools, shopping, public transit including C-Train (Dalhousie Station), and beautiful green spaces including Nose Hill Park nearby! \*\* The HD Cartwright School and Dalhousie Community Association, tennis courts and sports field are just steps away! Easy access to major routes â€“ John Laurie Blvd., Sarcee Trail, Crowchild Trail. Short commute to Dalhousie C-TRAIN Station and Shopping, Northland Shopping, Beacon Hill Shopping and University of Calgary!

This bright and spacious Bilevel, with great curb appeal - was custom built by NU WEST HOMES with a functional plan, on an over sized lot of 659 Sq. Metres. It is on the market for the first time, offered by its original owner. The extra long driveways is a value added to the double front attach garage - with a side door, which allows separate entry to the basement level - developed with a bedroom, bathroom family room â€“ with large windows.

Main floor includes 3 large bedrooms and 2 4pc bathrooms (spacious master bedroom with a 4pc ensuite), double doors to the spacious kitchen with eating area, dining room off the kitchen overlooking the spacious living room with fireplace, Hot water tank was replaced in 2018.

There is no side walk for snow shovel, just an



extra long driveway which gives extra parking space!

Booking your private viewings today!

Built in 1972

### Essential Information

MLS® #	A2245593
Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,375
Acres	0.16
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	5516 Dalhart Hill Nw
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 1S9

### Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Electric, Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Partially Finished, See Remarks

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Siding, Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 12th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	TREC The Real Estate Company
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