# \$829,999 - 30 & 32 Dalton Bay Nw, Calgary

MLS® #A2260982

## \$829,999

8 Bedroom, 4.00 Bathroom, 1,973 sqft Residential on 0.16 Acres

Dalhousie, Calgary, Alberta

Welcome to 30 & 32 Dalton Bay NW - A fantastic opportunity in the desirable community of Dalhousie! This full side-by-side duplex, on one title, offers incredible flexibility, perfect for investors looking to rent out both sides, or for buyers wanting to live in one side and generate income from the other. It also works wonderfully for multi-generational living or anyone in need of both space and value. Both units include garage parking, with a rare triple garage setup providing plenty of space for vehicles, storage, or hobbies. UNIT 30 features 987.32 sq. ft (above grade), 4 bedrooms, 2 bathrooms, a spacious living room with front balcony, dining room, bright kitchen, full laundry room, cozy family room, a fully finished basement, newer fridge (2023), furnace (2017), hot water tank (2016), two-car garage (19" x 21'5") plus two additional parking stalls. UNIT 32 features 985.85 sq. ft (above grade), 4 bedrooms, 2 bathrooms, a spacious living room with front balcony, dining room, bright kitchen, full laundry room, cozy family room, a fully finished basement, hot water tank (2024), portable dishwasher (2019), Single Car Garage (12' x 21' 10"). This property is just minutes to the Dalhousie LRT Station, shopping centres, schools, parks, and more. Schedule your private showing today! (Some photos are virtually staged.)







Built in 1968

#### **Essential Information**

MLS® # A2260982 Price \$829,999

Bedrooms 8 Bathrooms 4.00

Full Baths 4

Square Footage 1,973 Acres 0.16 Year Built 1968

Type Residential

Sub-Type Duplex

Style Side by Side, Bi-Level

Status Active

## **Community Information**

Address 30 & 32 Dalton Bay Nw

Subdivision Dalhousie
City Calgary
County Calgary
Province Alberta
Postal Code T3A 1H8

#### **Amenities**

Parking Spaces 3

Parking Alley Access, Garage Faces Rear, RV Access/Parking, Triple Garage

Detached

# of Garages 3

## Interior

Interior Features Open Floorplan

Appliances Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Basement, Family Room, Wood Burning, Brick Facing

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Treed

Roof Tar/Gravel

Construction Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed October 15th, 2025

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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