

# \$475,000 - 33, 5400 Dalhousie Drive Nw, Calgary

MLS® #A2263930

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,757 sqft

Residential on 0.00 Acres

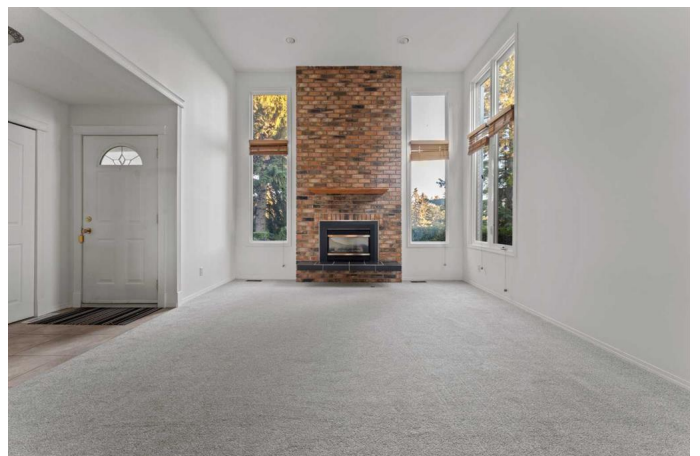
Dalhousie, Calgary, Alberta

Bright, beautifully corner unit in one of NW Calgary's most desirable communities - new carpet, fresh paint, 13-ft ceilings, floor-to-ceiling stone fireplace, gated yard, and resort-style amenities including an indoor pool, fitness centre, squash and badminton courts, sauna, and lounge. Ideally located just a short walk to Dalhousie LRT Station, Safeway, caf  s, restaurants, and zoned for the top-ranked Sir Winston Churchill High School. Few townhomes offer this blend of comfort, convenience, and value.

Step inside and feel instantly at home. The layout flows effortlessly across multiple levels - the spacious family room with brand-new carpet and soaring ceilings is bright and cozy, centered around a stunning stone fireplace. Just above, the kitchen and dining areas overlook the living space and feature oak hardwood floors, cherry wood cabinetry, and a built-in desk, perfect for morning coffee or catching up on work.

Upstairs, the primary bedroom retreat includes a walk-in closet and a 4-piece ensuite, while two additional bedrooms and a full bath offer plenty of room for family or guests.

The private gated backyard is a peaceful outdoor oasis with mature hedges and a sunny patio - ideal for summer BBQs or relaxing afternoons.



The partially finished basement adds flexibility with a recreation area, wet bar, and extra storage. With a single attached garage and this home is move-in ready and full of warmth and light.

This complex stands out for its exceptional maintenance, rare amenity centre, and unbeatable access to schools and transit – a true hidden gem in Dalhousie. Come see it in person – you™ll fall in love with it.

Built in 1975

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2263930      |
| Price          | \$475,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,757         |
| Acres          | 0.00          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 33, 5400 Dalhousie Drive Nw |
| Subdivision | Dalhousie                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3A 2B4                     |

**Amenities**

|           |                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------|
| Amenities | Clubhouse, Fitness Center, Party Room, Pool, Racquet Courts, Recreation Facilities, Visitor Parking |
|-----------|-----------------------------------------------------------------------------------------------------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | High Ceilings, See Remarks, Storage                                       |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Gas                                                                       |
| Has Basement      | Yes                                                                       |
| Basement          | Partial, Partially Finished                                               |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance, Private Yard                                      |
| Lot Description   | Back Yard, Landscaped, Many Trees, No Neighbours Behind, Private, See Remarks |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Wood Frame                                                                    |
| Foundation        | Poured Concrete                                                               |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 12                 |
| Zoning         | M-CG               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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