

# \$574,900 - 8, 5400 Dalhousie Drive Nw, Calgary

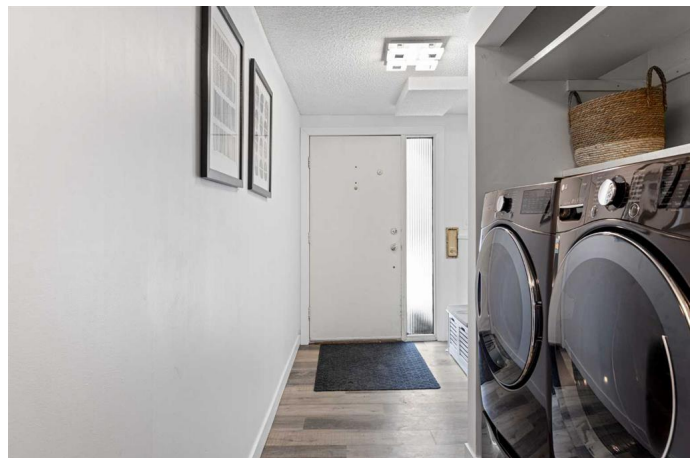
MLS® #A2199075

**\$574,900**

4 Bedroom, 3.00 Bathroom, 1,773 sqft  
Residential on 0.00 Acres

Dalhousie, Calgary, Alberta

Welcome to this beautifully updated townhome in the highly desirable community of Dalhousie. Surrounded by mature trees this complex offers a peaceful setting with ample visitor parking and easy access to many amenities. Enter through the attached double garage and step into a spacious foyer that sets the tone for the home's thoughtful design. The landing floor includes a convenient laundry area, ensuring everyday tasks are easily managed. Upstairs, the bright and open living space is enhanced by soaring ceilings and brand-new triple-pane windows, allowing natural light to pour in while improving energy efficiency. A wood-burning fireplace with a gas cheater valve provides a cozy atmosphere, and direct access to the fenced backyard makes it easy to enjoy outdoor gatherings or watch over pets and children. The fully renovated kitchen features high-end stainless steel appliances, under-cabinet lighting, modern two-toned cabinetry, and a stylish farm-style sink. The layout flows effortlessly into the dining area, creating an inviting space for entertaining. Large windows throughout the home enhance the open feel, while still maintaining distinct areas for relaxation and dining. A conveniently located powder room is just off the dining room, along with a versatile bedroom that can serve as a home office. Upstairs, ample storage and well-designed closets make organization simple. Two additional bedrooms and a beautiful four-piece bathroom provide comfortable living spaces.



The primary suite is a private retreat, featuring a walk-in closet and a fully renovated ensuite with a luxurious steam shower, complete with a high-end steam generator and rainfall shower-head. The lower level offers additional finished space, ideal for a home office, media room, or personal gym. Throughout the home, new luxury vinyl plank flooring and updated baseboards add a fresh, modern touch. Residents of this complex enjoy exclusive access to a clubhouse with a fitness centre, racquetball and badminton courts, table tennis, pool table, air hockey, shuffleboard, saunas, change rooms, a party room with a kitchen, a rooftop deck, and a heated indoor pool. With these amenities just steps from your door, there's something for everyone to enjoy. Conveniently located in Dalhousie, this home is within walking distance of the LRT station and multiple bus stops, making commuting simple. The University of Calgary is just a short drive away, adding to the appeal for students, families, and investors alike. This is a rare opportunity to own a beautifully updated home in a prime location. Schedule your showing today.

Built in 1975

### **Essential Information**

MLS® #	A2199075
Price	\$574,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,773
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse

Style 5 Level Split  
Status Active

### Community Information

Address 8, 5400 Dalhousie Drive Nw  
Subdivision Dalhousie  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3A 2B4

### Amenities

Amenities Clubhouse, Fitness Center, Indoor Pool, Parking, Party Room, Pool, Racquet Courts, Roof Deck, Sauna, Snow Removal, Visitor Parking  
Parking Spaces 4  
Parking Double Garage Attached, Driveway  
# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)  
Appliances Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Living Room, Stone, Wood Burning  
Has Basement Yes  
Basement Finished, Partial

### Exterior

Exterior Features None  
Lot Description Back Yard, Landscaped, Many Trees, No Neighbours Behind  
Roof Asphalt Shingle  
Construction Brick, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 5th, 2025

Days on Market 27  
Zoning M-CG

### **Listing Details**

Listing Office RE/MAX First

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