

# \$700,000 - 5531 Dalhart Hill Nw, Calgary

MLS® #A2242845

## \$700,000

5 Bedroom, 3.00 Bathroom, 1,463 sqft  
Residential on 0.15 Acres

Dalhousie, Calgary, Alberta

OPEN HOUSE SUNDAY AUGUST 3RD, 1 PM TO 3 PM Immediate possession available! Spacious 5-Bedroom Bungalow in Prestigious West Dalhousie. Welcome to nearly 1,500 sq. ft. of well-designed living space in this beautifully maintained 5-bedroom bungalow, ideally situated on a quiet street with a sun-drenched west-facing backyard. Located in the highly sought-after community of West Dalhousie, this home offers unmatched convenience—just a short walk to the Dalhousie Community Centre, multiple parks, top-rated schools, and the C-Train station. The sunny backyard is a peaceful retreat with endless potential for your future plans. There's also parking for two vehicles at the front of the home, with room to build a double detached garage if desired (City of Calgary approval needed). Inside, you're greeted by rich on-site hardwood floors that flow through the kitchen, living areas, hallways, and all three main-floor bedrooms, complemented by tile in key areas. The updated kitchen features sleek stainless steel appliances, a new hood fan, and stunning quartz countertops. A sunken family room offers a cozy atmosphere with a charming brick fireplace and wood log lighter, while the living room provides seamless access to the backyard—ideal for entertaining. All bedrooms are generously sized, with the primary suite featuring its own two-piece ensuite and private access to an oversized tiled shower. This home has seen numerous thoughtful upgrades to ensure



peace of mind and long-term value. These include seven new triple-pane windows installed in 2024, updated shingles in 2021, and new eavestroughs and downspouts also completed in 2024. The hot water tank was recently replaced, the furnace was updated in 2005, and the electrical panel has also been upgraded. Energy-efficient LED lighting has been added throughout the home, enhancing both style and functionality. The basement boasts almost 700 square feet of space. Including two bedrooms, one three piece bathroom, recreation room and a very large storage room. Move-in ready and full of potential, this is a rare opportunity to own in one of Calgary's most established and walkable neighborhoods.

Built in 1972

**Essential Information**

MLS® #	A2242845
Price	\$700,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,463
Acres	0.15
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	5531 Dalhart Hill Nw
Subdivision	Dalhousie
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3A 1S8

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Gas Log
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Level, Private, Treed
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 25th, 2025
Days on Market	5
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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