

# \$609,900 - 5206 Dalhousie Drive Nw, Calgary

MLS® #A2245657

**\$609,900**

4 Bedroom, 2.00 Bathroom, 1,068 sqft

Residential on 0.08 Acres

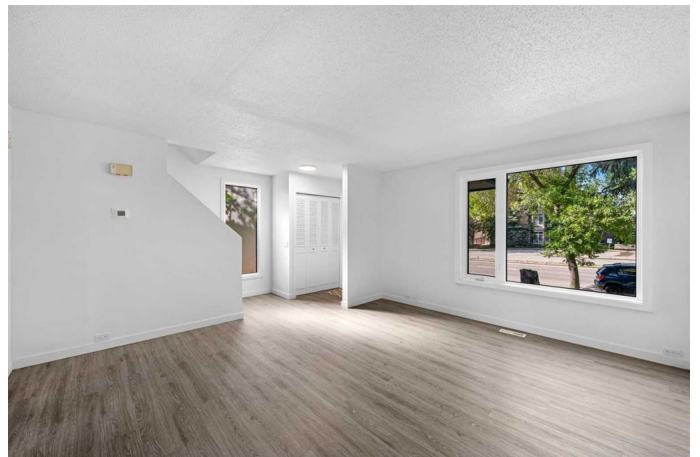
Dalhousie, Calgary, Alberta

Renovated Half-Duplex with Legal Suite & Double Garage | Steps from C-Train, Schools & Shops

Don't miss this RARE opportunity to own this Renovated Half-Duplex in Dalhousie, featuring a Legal Secondary Suite and Double Detached Garage with two storage rooms. Ideally located just steps from Dalhousie C-Train Station, Transit Hubs, Shopping Center, and highly regarded schools including close proximity to Sir Winston Churchill High School. This unique find is perfect for families, investors, or those looking to generate rental income.

You will enjoy the bright and sunny south-west facing living room, while the main floor also features an open kitchen with dining area that's perfect for everyday living. Upstairs offers three spacious bedrooms and a full bathroom. The fully finished basement includes a kitchen with dining area, one large bedroom, and a 4-piece bathroom.

The home is updated with brand new vinyl plank flooring throughout, brand new fridge, stove, and dishwasher, new furnace and water tank (Jan 2025), and washer & dryer (only 1 year old). It has been freshly repainted inside, and the garage stucco has also been repainted, adding to the overall clean and well-maintained appearance.



This location is unbeatable for university students, faculty, or staff looking for close proximity to campus, as well as easy access to local shops, restaurants, and public transit.

A potential cash cow investmentâ€”live in one unit and rent the other, or set up two separate tenancies with separate laundry facilities.

Walking distance to playgrounds, schools, transportation, and shopping. Easy access to University of Calgary, SAIT, Downtown, Market Mall, Childrenâ€™s and Foothills Hospitals.

This is a prime opportunity to secure a rare and highly profitable investment in a sought-after area. Opportunities like this donâ€™t come oftenâ€”act fast!!

Built in 1971

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2245657               |
| Price          | \$609,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,068                  |
| Acres          | 0.08                   |
| Year Built     | 1971                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 5206 Dalhousie Drive Nw |
| Subdivision | Dalhousie               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |

Postal Code T3A 1B5

### **Amenities**

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### **Interior**

Interior Features No Animal Home, No Smoking Home, See Remarks, Separate Entrance  
Appliances See Remarks  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features None  
Lot Description Back Lane, Landscaped, Rectangular Lot  
Roof Asphalt Shingle  
Construction Brick, Wood Frame, Metal Siding  
Foundation Poured Concrete

### **Additional Information**

Date Listed August 7th, 2025  
Zoning R-CG

### **Listing Details**

Listing Office Jessica Chan Real Estate & Management Inc.

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