

# \$770,000 - 6407 Dalton Drive Nw, Calgary

MLS® #A2249098

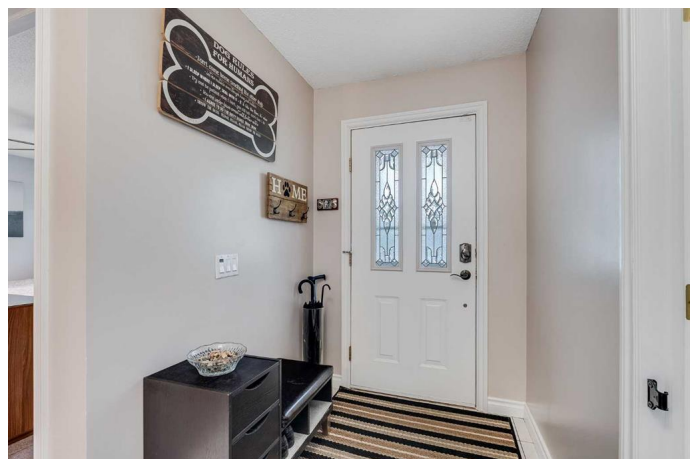
**\$770,000**

5 Bedroom, 3.00 Bathroom, 1,351 sqft

Residential on 0.14 Acres

Dalhousie, Calgary, Alberta

REDUCED \$30K Value Opportunity!!!! 6407 Dalton Drive NW â€” Offered at \$770,000 â€” Dalhousie -Welcome to this one-of-a-kind property in the desirable community of Dalhousie on a quiet street, offering versatility, character, and pride of ownership throughout. This spacious bungalow features 3 bedrooms up and a 2-bedroom (illegal suite) down, perfect for extended family living or additional rental income. The main floor boasts 1,351 sqft of comfortable living space with a bright, functional kitchen, large living and dining areas, and well-kept finishes that reflect years of meticulous care. The lower level offers 1,257 sqft of additional living space, complete with its own kitchen, separate entrance, and generous common areas. There is a stacked washer/dryer in the primary bedroom which can also be converted back to a shower. You will also find another laundry room downstairs with plenty of storage. Out back, youâ€™ll find a double detached garage with a rooftop patio, providing a unique space to relax or entertain. The yard is a true standoutâ€”beautifully maintained and thoughtfully set up with 5 storage sheds and a charming gazebo, creating an inviting outdoor retreat. Located in the heart of Dalhousie, youâ€™re close to schools, parks, shopping, transit, and all the amenities that make this community so sought after. Whether youâ€™re looking for a multi-generational home, a revenue property, or simply a place to enjoy for years to come, this home is a rare find.



Built in 1969

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249098    |
| Price          | \$770,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,351       |
| Acres          | 0.14        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6407 Dalton Drive Nw |
| Subdivision | Dalhousie            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3A 1E1              |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | French Door, No Smoking Home, See Remarks, Separate Entrance, Vinyl Windows, Wood Windows                                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, See Remarks, Washer, Washer/Dryer Stacked, Window Coverings, Garburator |
| Heating           | Forced Air                                                                                                                                                                  |
| Cooling           | None                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                         |

|                 |                                    |
|-----------------|------------------------------------|
| # of Fireplaces | 1                                  |
| Fireplaces      | Wood Burning                       |
| Has Basement    | Yes                                |
| Basement        | Exterior Entry, Suite, See Remarks |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage, BBQ gas line                                                                          |
| Lot Description   | Back Lane, Back Yard, Few Trees, Landscaped, Rectangular Lot, See Remarks, Dog Run Fenced In, Gentle Sloping |
| Roof              | Asphalt Shingle                                                                                              |
| Construction      | See Remarks, Stucco, Vinyl Siding, Wood Frame                                                                |
| Foundation        | Poured Concrete                                                                                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 53                |
| Zoning         | R-CG              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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