

# \$898,000 - 5816 Dalford Road Nw, Calgary

MLS® #A2221435

**\$898,000**

4 Bedroom, 3.00 Bathroom, 1,306 sqft  
Residential on 0.17 Acres

Dalhousie, Calgary, Alberta

Step into this beautifully updated Dalhousie bungalow by Nu-West Homes, where comfort meets convenience in a truly unbeatable location. Nestled on an expansive 62 x 120 private lot, this home backs onto a lush green belt, inviting you to embrace the tranquility of nature while enjoying easy access to pathways, playgrounds, and local amenities. Youâ€™ll be captivated by the timeless charm and modern upgrades that make this home shine. Sunlight floods every corner, illuminating the spacious 4-bedroom, 2.5-bath layout, perfect for a growing family or those who love to entertain. The formal living and dining room features a cozy gas fireplace, setting the stage for countless cherished moments. The kitchen (and bathrooms) underwent a high-quality renovation in 2012. Now boasting stainless steel appliances, granite countertops, and warm cork flooring, it offers style and function. The redeveloped basement features enlarged windows, a huge family room, and a stone-faced gas fireplace, ideal for cozy nights in. More recent updates ensure peace of mind and lasting value, including a new furnace and hot water tank (2018), updated kitchen flooring and exterior parging (2021), refinished pristine oak hardwood on the main level (2022), garage opener (2023) and refrigerator (2024). The double attached garage (20x20) comfortably fits 2 large vehicles with room for another 6 on the enormous driveway - that's a ton of parking! Garage also has 220 power, fold-up



workbench, and storage cabinets. But wait! there's more! The metal roof is hail resistant. A large rear shed with lights and power adds extra storage, and the separate lower-level entrance unlocks exciting possibilities. With its R-CG zoning, this property holds incredible potential for a larger development or secondary legal suite (subject to City of Calgary approval). Did I mention location? Walk to schools, the Dalhousie C-Train Station, shops, and services, or bike to the river, Community Association, and tennis courts. Major routes are easily accessible, ensuring a seamless commuting experience. Highlighted by lush lilac bushes and mature trees, the setting feels serene and private"your own slice of paradise. Meticulously maintained, spotlessly clean, and bursting with charm, this bungalow is a FIND, so book your viewing before it gets away on you. We can't wait to show you around!

Built in 1969

Essential Information

MLS® #	A2221435
Price	\$898,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,306
Acres	0.17
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5816 Dalford Road Nw
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Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 1L2

### Amenities

Parking Spaces	8
Parking	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Oversized
# of Garages	2

### Interior

Interior Features	Central Vacuum, Granite Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage
Appliances	Bar Fridge, Dishwasher, Freezer, Gas Range, Humidifier, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, Low Maintenance Landscape, Rectangular Lot, Treed, Views
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 15th, 2025
Days on Market	10
Zoning	R-CG

### Listing Details

Listing Office	Royal LePage Benchmark
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