# \$1,265,000 - 4216 Dalhousie Drive Nw, Calgary

MLS® #A2197481

### \$1,265,000

10 Bedroom, 4.00 Bathroom, 1,908 sqft Residential on 0.16 Acres

Dalhousie, Calgary, Alberta

Rare find (4214 + 4216) Full Duplex Bungalow with 2 legalized Secondary Suites & double detached Garages â€" Each Side featuring a self-contained 3 Bedrooms Unit on Main, and 2 Bedrooms Unit in the Basement. Bright & clean with renovations, including: new PEX lines, furnaces, water tanks, windows, flooring, (interior & exterior) paint, appliances, kitchen counters, undermount sinks, bathrooms, plumbing & light fixtures â€l etc.; plus newer Roof shingles â€" 2016. A potential Cash Cow investment, or can reside in One Unit with 3 incomes to disburse mortgage & expenses. Easy access to everywhere / minutes to Highway, & close proximity to playground / school / transportation / shopping & all amenities.

Realtors: Please note Private Remarks & details in Listing Supplements / Floor Plan + 3D Virtual Tour.

Built in 1969

#### **Essential Information**

MLS® # A2197481 Price \$1,265,000

Bedrooms 10 Bathrooms 4.00

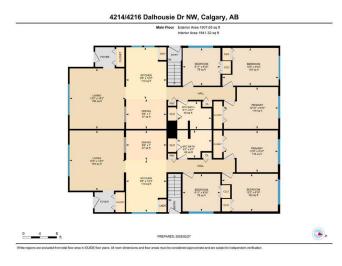
Full Baths 4

Square Footage 1,908

Acres 0.16

Year Built 1969







Type Residential

Sub-Type Duplex

Style Side by Side, Bungalow

Status Active

## **Community Information**

Address 4216 Dalhousie Drive Nw

Subdivision Dalhousie
City Calgary
County Calgary
Province Alberta

Postal Code T3A 1A9

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached, Off Street, Parking Pad

# of Garages 2

#### Interior

Interior Features No Animal Home, Quartz Counters, Separate Entrance, Laminate

Counters

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings

Heating Baseboard, Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Rectangular Lot

Roof Asphalt Shingle Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 5th, 2025

Days on Market 27

Zoning R-CG

# **Listing Details**

Listing Office Grand Realty

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