# \$1,100,000 - 73 / 75 Dalton Bay Nw, Calgary

MLS® #A2236853

\$1,100,000

8 Bedroom, 4.00 Bathroom, 1,898 sqft Residential on 0.16 Acres

Dalhousie, Calgary, Alberta

Don't miss this RARE opportunity to own this FULL DUPLEX featuring FOUR separate suites! Ideally located just 5 minutes from the university! This fully tenanted unique property is perfect for investors or those looking to generate rental income. Each unit offers modern, spacious living areas with cozy bedrooms and well-designed layouts that ensure comfort and privacy. The duplex is designed for maximum rental potential, with separate entrances providing tenants with convenience and autonomy. 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. Whether you are looking for a high-yield rental property, a multi-generational living arrangement, or a combination of both, this property offers incredible flexibility. The large lot also provides plenty of outdoor space for tenants to enjoy, and the well-maintained building means minimal upkeep. This is a prime opportunity to secure a rare and highly profitable investment in a sought-after area. Opportunities like this don't come often – act fast!







Built in 1968

#### **Essential Information**

MLS® # A2236853 Price \$1,100,000 Bedrooms 8

Bathrooms 4.00

Full Baths 4

Square Footage 1,898

Acres 0.16

Year Built 1968

Type Residential

Sub-Type Duplex

Style Side by Side, Bi-Level

Status Active

## **Community Information**

Address 73 / 75 Dalton Bay Nw

Subdivision Dalhousie

City Calgary

County Calgary

Province Alberta

Postal Code T3A 1H7

### **Amenities**

Parking Spaces 4

Parking Off Street, Parking Pad, Stall

#### Interior

Interior Features Granite Counters, Separate Entrance

Appliances Dishwasher, Dryer, Oven, Refrigerator, Stove(s), Washer, Window

Coverings

Heating High Efficiency

Cooling Other
Fireplace Yes

# of Fireplaces 2

Fireplaces Wood Burning

Has Basement Yes

Basement Exterior Entry, Full, Suite

#### **Exterior**

Exterior Features Balcony, Private Entrance, Storage

Lot Description Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard,

Landscaped, Pie Shaped Lot

Roof Metal

Construction Brick, Concrete, Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed July 3rd, 2025

Days on Market 124

Zoning R-CG

## **Listing Details**

Listing Office eXp Realty

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