

\$850,000 - 528 Dalmeny Hill Nw, Calgary

MLS® #A2244017

\$850,000

4 Bedroom, 3.00 Bathroom, 1,321 sqft

Residential on 0.15 Acres

Dalhousie, Calgary, Alberta

FULLY PERMITTED RENOVATION | 2025 WINDOWS | 2025 FURNACE | BACKS ON TO GREEN SPACE | This is the one you've been waiting for! Nestled on a quiet, tree-lined street in the highly desirable NW community of Dalhousie, this professionally renovated and fully permitted 4 bedroom, 3 bathroom home with over 1800 sq. ft. of living space, blends modern style with family-friendly functionality.

Step inside to discover a bright and airy open-concept layout featuring luxury vinyl plank flooring, all-new windows and doors (2025), and thoughtful high-end finishes throughout. The brand-new designer kitchen is the heart of the home showcasing quartz countertops, a large center island, sleek new appliances, bar fridge, eye catching arch range hood and a walk-in pantry that makes storage a breeze.

The spacious primary suite offers a private retreat with a walk-in closet and a gorgeous ensuite bathroom with custom tiled shower and glass enclosure. The main floor family room features a new, built-in electric fireplace, dining room and large 8ft. patio slider door that leads to the updated, pressure treated-wood front balcony. The fully finished basement provides additional living space with a recreation room including a large, newly inspected and cleaned wood-burning fireplace, a 4th bedroom with closet and egress compliant window, full 3 piece bathroom, an



updated laundry room with new stacked laundry center and under-stair storage. A new, 2025 furnace and hot water tank are nestled in the convenient and ample utility room with access from the oversized, 2 car garage.

Step outside and fall in love with the private, beautifully landscaped backyard, complete with mature gardens and trees, new pressure-treated deck and no rear neighbours – just peaceful views of the off-leash green space behind. Whether you're relaxing on the deck or entertaining friends and family on the grassed lawn, this yard is your own little oasis.

Located minutes from top-rated schools, parks, shopping, public transit, and major commuter routes, this home offers incredible lifestyle and convenience in one of Calgary’s most established neighbourhoods.

Don’t miss your chance to own this turn-key gem in Dalhousie, truly a must-see! VIRTUAL TOUR AVAILABLE - click on virtual tour icon.

Built in 1972

Essential Information

MLS® #	A2244017
Price	\$850,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,321
Acres	0.15
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bi-Level

Status Active

Community Information

Address 528 Dalmeny Hill Nw
Subdivision Dalhousie
City Calgary
County Calgary
Province Alberta
Postal Code T3A 1T6

Amenities

Parking Spaces 4
Parking Double Garage Attached, Garage Door Opener, Concrete Driveway, Driveway, Garage Faces Front
of Garages 2

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, See Remarks, Washer, Convection Oven, ENERGY STAR Qualified Appliances
Heating Forced Air, Natural Gas, ENERGY STAR Qualified Equipment
Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Electric, Living Room, Wood Burning, Basement, Brick Facing, Glass Doors, Raised Hearth
Has Basement Yes
Basement Finished, Partial

Exterior

Exterior Features Balcony, Garden, Private Yard
Lot Description Landscaped, Lawn, Private, Rectangular Lot, Greenbelt
Roof Flat, Vinyl
Construction Wood Frame, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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