

# \$799,900 - 5516 Dalhart Hill Nw, Calgary

MLS® #A2245593

**\$799,900**

4 Bedroom, 3.00 Bathroom, 1,375 sqft

Residential on 0.16 Acres

Dalhousie, Calgary, Alberta

Location! Location! Location! First Time on market ! Lots of potential with this bright and spacious home nestled in an unbeatable location: a quiet cul-de-sac in the highly sought-after community of West Dalhousie â€“ with schools, shopping, public transit including C-Train (Dalhousie Station), and beautiful green spaces including Nose Hill Park nearby! \*\* The HD Cartwright School and Dalhousie Community Association, tennis courts and sports field are just steps away! Easy access to major routes â€“ John Laurie Blvd., Sarcee Trail, Crowchild Trail. Short commute to Dalhousie C-TRAIN Station and Shopping, Northland Shopping, Beacon Hill Shopping and University of Calgary!

This bright and spacious Bilevel, with great curb appeal - was custom built by NU WEST HOMES with a functional plan, on an over sized lot of 659 Sq. Metres. It is on the market for the first time, offered by its original owner. The extra long driveways is a value added to the double front attach garage - with a side door, which allows separate entry to the basement level - developed with a bedroom, bathroom family room â€“ with large windows. Main floor includes 3 large bedrooms and 2 4pc bathrooms (spacious master bedroom with a 4pc ensuite), double doors to the spacious kitchen with eating area, dining room off the kitchen overlooking the spacious living room with fireplace, Hot water tank was replaced in 2018.

There is no side walk for snow shovel, just an



extra long driveway which gives extra parking space!

Booking your private viewings today!

Built in 1972

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2245593    |
| Price          | \$799,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,375       |
| Acres          | 0.16        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5516 Dalhart Hill Nw |
| Subdivision | Dalhousie            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3A 1S9              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Built-in Features, Separate Entrance                                        |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Electric, Forced Air, Natural Gas                                           |

|                 |                                                 |
|-----------------|-------------------------------------------------|
| Cooling         | None                                            |
| Fireplace       | Yes                                             |
| # of Fireplaces | 1                                               |
| Fireplaces      | Brick Facing, Living Room, Wood Burning         |
| Has Basement    | Yes                                             |
| Basement        | Exterior Entry, Partially Finished, See Remarks |

## Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                               |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Treed |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Aluminum Siding, Brick, Stucco, Wood Siding                                |
| Foundation        | Poured Concrete                                                            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 20                |
| Zoning         | R-CG              |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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