# \$449,900 - 9, 5400 Dalhousie Drive, Calgary

MLS® #A2269825

### \$449,900

2 Bedroom, 2.00 Bathroom, 1,381 sqft Residential on 0.00 Acres

Dalhousie, Calgary, Alberta

Welcome to Dalhousie â€" A highly desirable community that masterfully blends space, comfort, and unparalleled convenience! This stunning townhome offers over 1,300 sq.ft of living space and a single attached garage, presenting an ideal opportunity for families and investors alike.

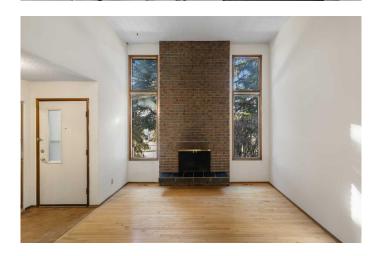
Step inside to discover a bright and inviting open-concept main floor. The sunlit living room, centered around a cozy fireplace, creates a warm and welcoming atmosphere. The home's intelligent 5-level split design with vaulted ceilings ensures a seamless yet distinct flow between functional areas, maximizing both space and privacy.

This versatile layout features two bedrooms, a den with a window, and two full bathrooms, perfectly suited for a variety of needs. The den presents excellent potential for a home office or a third bedroom, adding to the home's appeal for investors seeking a property with strong value-add potential.

Beyond your doorstep, enjoy a world of amenities. The complex boasts a fully-equipped clubhouse with a meeting room, indoor swimming pool, sauna, and a gym. For recreation, you'll find volleyball and badminton courts, plus billiards and ping-pong tablesâ€"perfect for hosting everything from birthday parties to casual get-togethers. Nestled in a quiet complex, this move-in-ready gem is just minutes from parks, pathways, schools, shopping, the LRT station, and







#### entertainment.

Don't miss this rare opportunity to own a home where space, style, and an incredible location come together perfectly. Your dream home awaitsâ€"schedule a viewing today!

Built in 1975

### **Essential Information**

MLS® # A2269825 Price \$449,900

Bedrooms 2
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,381 Acres 0.00 Year Built 1975

Type Residential

Sub-Type Row/Townhouse

Style 5 Level Split

Status Active

## **Community Information**

Address 9, 5400 Dalhousie Drive

Subdivision Dalhousie
City Calgary
County Calgary
Province Alberta
Postal Code T3A2B4

#### **Amenities**

Amenities Fitness Center, Clubhouse, Indoor Pool, Party Room, Recreation Room,

Sauna

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features High Ceilings, No Smoking Home, Storage

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 7th, 2025

Zoning M-CG d44

## **Listing Details**

Listing Office TREC The Real Estate Company

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