

\$549,900 - 15 Dalhousie Crescent Nw, Calgary

MLS® #A2234150

\$549,900

5 Bedroom, 3.00 Bathroom, 1,201 sqft

Residential on 0.07 Acres

Dalhousie, Calgary, Alberta

Open House: June 28 & 29, from 1:30 to 3:30 PM. Investor alert – or ideally, live upstairs and rent out the lower level!

It's rare to find a half-duplex with this much square footage. This spacious bi-level duplex offers 1,201 sq. ft. on the main level. The layout features a large, functional kitchen, a generous living room with a wood-burning fireplace, and an east-facing dining area – perfect for enjoying your morning tea – with a patio door that leads to a balcony. The kitchen boasts ample cabinetry and stainless steel appliances. The bright primary bedroom includes a 4-piece ensuite, while two other well-sized bedrooms share a 3-piece bathroom. A conveniently located laundry room on the main floor also provides extra storage space. The lower level features an illegal 2-bedroom suite with a separate entrance. The bedrooms are bright, with large windows, and the suite includes its own washer and dryer. There's also a full-sized kitchen and a cozy family room with a second wood-burning fireplace. Additional features include two private parking spots in the backyard. The roof and hot water tank were replaced in 2022. Located on a quiet street within walking distance to schools, shopping, and the C-train State. Just a 5-minute drive to the University of Calgary and quick access to Crowchild Trail, Shaganappi Trail, and downtown (only 20 minutes away). Don't miss this great opportunity!



Built in 1978

Essential Information

MLS® #	A2234150
Price	\$549,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,201
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	15 Dalhousie Crescent Nw
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2H1

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.