

# \$735,890 - 6140 Dalmarnock Crescent Nw, Calgary

MLS® #A2195034

**\$735,890**

4 Bedroom, 2.00 Bathroom, 1,124 sqft

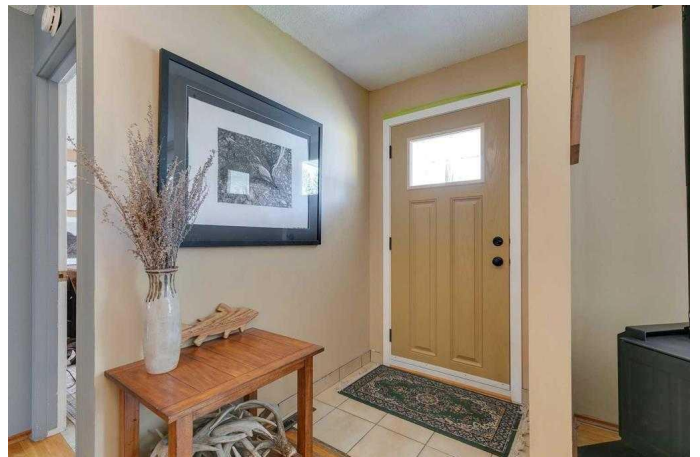
Residential on 0.14 Acres

Dalhousie, Calgary, Alberta

DP for this house new construction has been approved by the city of Calgary! for a huge and beautiful home with a total of 6100+ SQ.ft of living space, (main 2191 sq ft, 2nd floor 2073, basement 1855, total - 5 huge bedrooms, gym, attached triple rear garage, 2 kitchens/spice, 2 rec rooms, office, meditation room, storage and much more) made according to Vaastu/feng shui. Please see the plan attached as a PDF file. There are multiple options- you can take from here and finish the build with designs you like, (The Architecture and city fees are already paid so no need to pay any of that, bring your contractor or ask us!) if you like the idea of living in a huge house inside the city in an amazing community like Dalhousie, Or you could live in same house, or keep the tenant who would like to stay there and use this as investment property, You could also make 2 side by side duplex homes after city permissions. Lot size is 6000+ Sq.ft. with 55 ft front! 3 & 1 bedroom, and a huge living room in basement, 2 bath, sunny south back yard, Good sized living room on main floor with cozy wood burning fireplace open to a charming dining room, huge backyard with big patio and trees. exceptional location close to parks, schools, shopping & transit. Sir Winston Churchill, HD Cartwright & West Dalhousie schools are designated.

Built in 1969

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2195034    |
| Price          | \$735,890   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,124       |
| Acres          | 0.14        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 6140 Dalmarnock Crescent Nw |
| Subdivision | Dalhousie                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3A1H2                      |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, See Remarks                  |
| Appliances        | Dryer, Electric Stove, Freezer, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air                                                     |
| Cooling           | None                                                                         |
| Fireplace         | Yes                                                                          |
| # of Fireplaces   | 1                                                                            |
| Fireplaces        | Gas                                                                          |
| Has Basement      | Yes                                                                          |
| Basement          | Exterior Entry, Finished, Full                                               |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                                             |
|-----------------|-------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Rectangular Lot, Fruit Trees/Shrub(s) |
| Roof            | Asphalt Shingle                                             |
| Construction    | Metal Siding, Stucco                                        |
| Foundation      | Poured Concrete                                             |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 15th, 2025 |
| Days on Market | 74                  |
| Zoning         | R-CG                |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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