



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

33, 5400 Dalhousie Drive NW
Calgary, Alberta

MLS # A2263930



\$475,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 590
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, See Remarks, Storage		
Inclusions:	N/A		

Bright, beautifully corner unit in one of NW Calgary's most desirable communities — new carpet, fresh paint, 13-ft ceilings, floor-to-ceiling stone fireplace, gated yard, and resort-style amenities including an indoor pool, fitness centre, squash and badminton courts, sauna, and lounge. Ideally located just a short walk to Dalhousie LRT Station, Safeway, caf  s, restaurants, and zoned for the top-ranked Sir Winston Churchill High School. Few townhomes offer this blend of comfort, convenience, and value. Step inside and feel instantly at home. The layout flows effortlessly across multiple levels — the spacious family room with brand-new carpet and soaring ceilings is bright and cozy, centered around a stunning stone fireplace. Just above, the kitchen and dining areas overlook the living space and feature oak hardwood floors, cherry wood cabinetry, and a built-in desk, perfect for morning coffee or catching up on work. Upstairs, the primary bedroom retreat includes a walk-in closet and a 4-piece ensuite, while two additional bedrooms and a full bath offer plenty of room for family or guests. The private gated backyard is a peaceful outdoor oasis with mature hedges and a sunny patio — ideal for summer BBQs or relaxing afternoons. The partially finished basement adds flexibility with a recreation area, wet bar, and extra storage. With a single attached garage and this home is move-in ready and full of warmth and light. This complex stands out for its exceptional maintenance, rare amenity centre, and unbeatable access to schools and transit — a true hidden gem in Dalhousie. Come see it in person — you'll fall in love with it.