

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

MLS® #A2195034

**\$735,890**

4 Bedroom, 2.00 Bathroom, 1,124 sqft

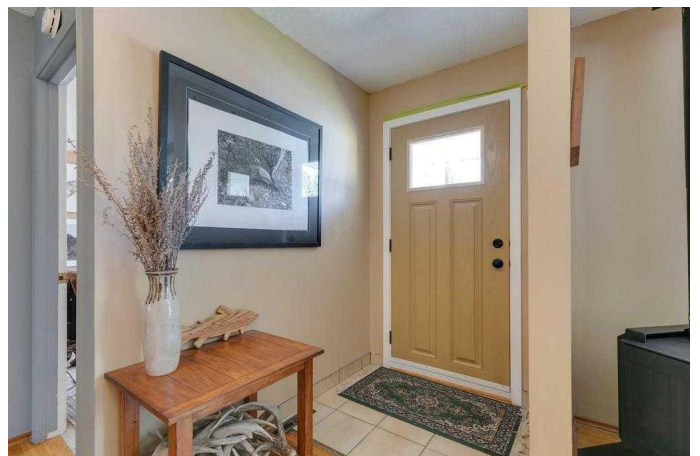
Residential on 0.14 Acres

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
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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	70
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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