

\$1,265,000 - 4216 Dalhousie Drive Nw, Calgary

MLS® #A2197481

\$1,265,000

10 Bedroom, 4.00 Bathroom, 1,908 sqft
Residential on 0.16 Acres

Dalhousie, Calgary, Alberta

Rare find (4214 + 4216) Full Duplex Bungalow with 2 legalized Secondary Suites & double detached Garages – Each Side featuring a self-contained 3 Bedrooms Unit on Main, and 2 Bedrooms Unit in the Basement. Bright & clean with renovations, including: new PEX lines, furnaces, water tanks, windows, flooring, (interior & exterior) paint, appliances, kitchen counters, undermount sinks, bathrooms, plumbing & light fixtures – etc.; plus newer Roof shingles – 2016. A potential Cash Cow investment, or can reside in One Unit with 3 incomes to disburse mortgage & expenses. Easy access to everywhere / minutes to Highway, & close proximity to playground / school / transportation / shopping & all amenities.

Realtors: Please note Private Remarks & details in Listing Supplements / Floor Plan + 3D Virtual Tour.

Built in 1969

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2197481 |
| Price | \$1,265,000 |
| Bedrooms | 10 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,908 |
| Acres | 0.16 |
| Year Built | 1969 |



4214/4216 Dalhousie Dr NW, Calgary, AB

Main Floor Exterior Area 1907.65 sq ft
Interior Area 1941.32 sq ft



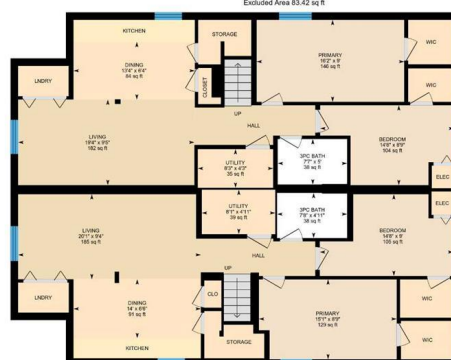
0 4 8 ft

PREPARED: 2025/02/27

White regions are excluded from total floor area in CLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

4214/4216 Dalhousie Dr NW, Calgary, AB

Basement (Below Grade) Exterior Area 1731.30 sq ft
Interior Area 1636.16 sq ft
Excluded Area 83.42 sq ft



0 4 8 ft

PREPARED: 2025/02/27

White regions are excluded from total floor area in CLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

| | |
|----------|------------------------|
| Type | Residential |
| Sub-Type | Duplex |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 4216 Dalhousie Drive Nw |
| Subdivision | Dalhousie |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3A 1A9 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Off Street, Parking Pad |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | No Animal Home, Quartz Counters, Separate Entrance, Laminate Counters |
| Appliances | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Baseboard, Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | None |
| Lot Description | Back Lane, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 5th, 2025 |
| Days on Market | 50 |
| Zoning | R-CG |

Listing Details

Listing Office Grand Realty

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