

# \$475,000 - 33, 5400 Dalhousie Drive Nw, Calgary

MLS® #A2263930

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,757 sqft

Residential on 0.00 Acres

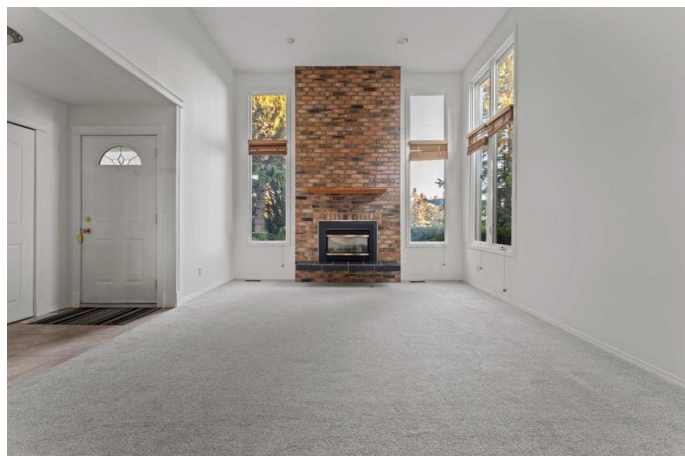
Dalhousie, Calgary, Alberta

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.

Built in 1975

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2263930      |
| Price          | \$475,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,757         |
| Acres          | 0.00          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 33, 5400 Dalhousie Drive Nw |
| Subdivision | Dalhousie                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3A 2B4                     |

**Amenities**

|           |                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------|
| Amenities | Fitness Center, Party Room, Visitor Parking, Clubhouse, Pool, Racquet Courts, Recreation Facilities |
|-----------|-----------------------------------------------------------------------------------------------------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | High Ceilings, See Remarks, Storage                                       |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Gas                                                                       |
| Has Basement      | Yes                                                                       |
| Basement          | Partial                                                                   |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Lighting                                      |
| Lot Description   | Back Yard, Landscaped, Many Trees, No Neighbours Behind, Private, See Remarks |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Wood Frame                                                                    |
| Foundation        | Poured Concrete                                                               |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 24                 |
| Zoning         | M-CG               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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.