

**6527 58 Street NW  
Calgary, Alberta**

**MLS # A2278799**



# \$524,800

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Side by Side		
<b>Size:</b>	1,084 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Parking Pad, Stall		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, L		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, High Ceilings, Laminate Counters, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

Upgraded four-bedroom home directly across from West Dalhousie Elementary School with partial view of downtown! Walk into freshly painted open concept main floor with floor to ceiling brick facing wood burning fireplace with raised hearth. Living room access to front balcony overlooking school field with expansive views. Main floor vaulted ceiling with wood beam and Bamboo flooring leads to large kitchen with painted cabinets and mosaic backsplash. Updated vinyl windows throughout the home. Secluded raised back yard with access to TWO parking spots with access from alley. Close to LRT and great access to all amenities.