

# \$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



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



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	36
Zoning	R-CG

## Listing Details

Listing Office            Grand Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.