

# \$1,100,000 - 6525 & 6527 58 Street Nw, Calgary

MLS® #A2265483

**\$1,100,000**

0 Bedroom, 0.00 Bathroom, 2,170 sqft

Multi-Family on 0.16 Acres

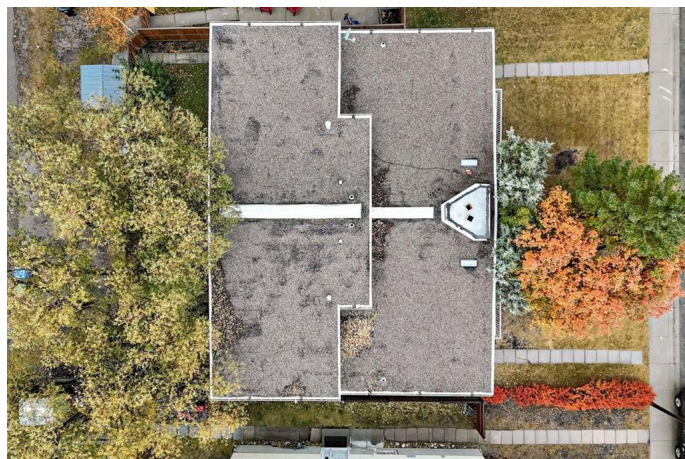
Dalhousie, Calgary, Alberta

Full duplex with separate Titles directly across from West Dalhousie Elementary School. Total of eight bedrooms (four per side) with side entrances and independent private back yards. Enter into 6525 with new vinyl planking throughout, 6527 has bamboo planking and carpet throughout. Freshly painted including bright, white kitchen with mosaic backsplash. Open concept main floor including vaulted living room with exposed beam with floor to ceiling brick facing wood burning fireplace with raised hearth. Access to front balcony overlooking greenspace and treed front yard. Separate side entrance could be renovated as private entrance to basement. Raised private back yards with access to back alley and large four car parking pad with room for detached garage. Close to LRT and great access to all amenities.

Built in 1975

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2265483     |
| Price          | \$1,100,000  |
| Bathrooms      | 0.00         |
| Square Footage | 2,170        |
| Acres          | 0.16         |
| Year Built     | 1975         |
| Type           | Multi-Family |
| Sub-Type       | Duplex       |



|        |                             |
|--------|-----------------------------|
| Style  | 4 Level Split, Side by Side |
| Status | Active                      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 6525 & 6527 58 Street Nw |
| Subdivision | Dalhousie                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3A 2A4                  |

### Amenities

|                |                           |
|----------------|---------------------------|
| Parking Spaces | 4                         |
| Parking        | Alley Access, Parking Pad |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Laminate Counters, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                                   |
| Heating           | Forced Air, Natural Gas                                                                                       |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 2                                                                                                             |
| Fireplaces        | Living Room, Mantle, Stone, Wood Burning, Gas Starter, Raised Hearth                                          |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full                                                                                                          |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Street Lighting, Views, Near Public Transit |
| Roof              | Asphalt/Gravel                                                                                       |
| Construction      | Aluminum Siding                                                                                      |
| Foundation        | Poured Concrete                                                                                      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 26                 |
| Zoning         | R-CG               |

**Listing Details**

Listing Office                      Western Gold Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.