

\$440,000 - 9, 5400 Dalhousie Drive, Calgary

MLS® #A2269825

\$440,000

2 Bedroom, 2.00 Bathroom, 1,381 sqft

Residential on 0.00 Acres

Dalhousie, Calgary, Alberta

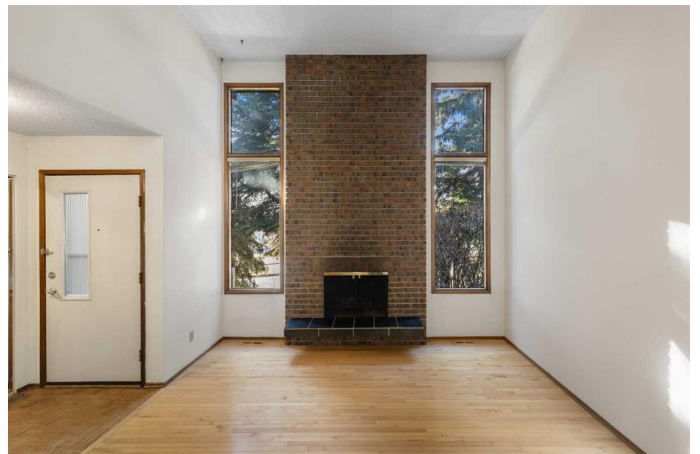
Welcome to Dalhousie – A highly desirable community that masterfully blends space, comfort, and unparalleled convenience! This stunning townhome offers over 1,300 sq.ft of living space and a single attached garage, presenting an ideal opportunity for families and investors alike.

Step inside to discover a bright and inviting open-concept main floor. The sunlit living room, centered around a cozy fireplace, creates a warm and welcoming atmosphere. The home's intelligent 5-level split design with vaulted ceilings ensures a seamless yet distinct flow between functional areas, maximizing both space and privacy.

This versatile layout features two bedrooms, a den with a window, and two full bathrooms, perfectly suited for a variety of needs. The den presents excellent potential for a home office or a third bedroom, adding to the home's appeal for investors seeking a property with strong value-add potential.

Beyond your doorstep, enjoy a world of amenities. The complex boasts a fully-equipped clubhouse with a meeting room, indoor swimming pool, sauna, and a gym. For recreation, you'll find volleyball and badminton courts, plus billiards and ping-pong tables—perfect for hosting everything from birthday parties to casual get-togethers.

Nestled in a quiet complex, this move-in-ready gem is just minutes from parks, pathways, schools, shopping, the LRT station, and



entertainment.
Don't miss this rare opportunity to own a home where space, style, and an incredible location come together perfectly. Your dream home awaitsâ€”schedule a viewing today!

Built in 1975

Essential Information

MLS® #	A2269825
Price	\$440,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,381
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

Community Information

Address	9, 5400 Dalhousie Drive
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A2B4

Amenities

Amenities	Clubhouse, Fitness Center, Indoor Pool, Party Room, Recreation Room, Sauna
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	11
Zoning	M-CG d44

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

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.