

\$1,200,000 - 73 & 75 Dalton Bay Nw, Calgary

MLS® #A2200189

\$1,200,000

8 Bedroom, 4.00 Bathroom, 1,898 sqft

Residential on 0.16 Acres

Dalhousie, Calgary, Alberta

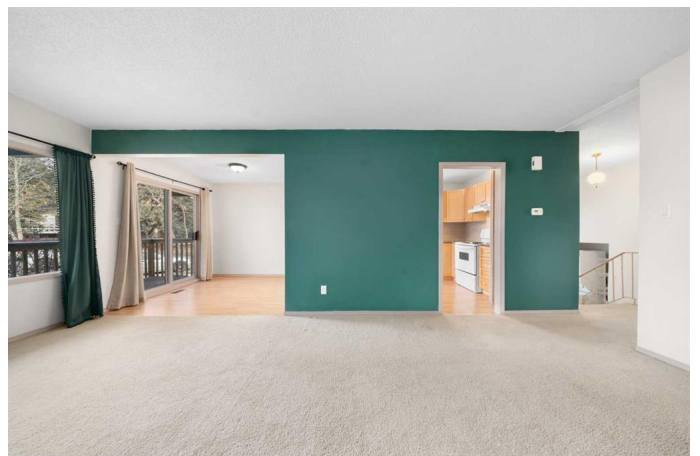
Don't miss this RARE opportunity to own this FULL DUPLEX featuring FOUR separate suites! Ideally located just 5 minutes from the university! This unique find is perfect for investors or those looking to generate rental income. Each unit offers modern, spacious living areas with cozy bedrooms and well-designed layouts that ensure comfort and privacy. The duplex is designed for maximum rental potential, with separate entrances providing tenants with convenience and autonomy.

This location is unbeatable for university students, faculty, or staff looking for close proximity to campus, as well as easy access to local shops, restaurants, and public transit. Whether you are looking for a high-yield rental property, a multi-generational living arrangement, or a combination of both, this property offers incredible flexibility.

The large lot also provides plenty of outdoor space for tenants to enjoy, and the well-maintained building means minimal upkeep. This is a prime opportunity to secure a rare and highly profitable investment in a sought-after area. Opportunities like this don't come often – act fast!!!

Built in 1968

Essential Information



| | |
|----------------|------------------------|
| MLS® # | A2200189 |
| Price | \$1,200,000 |
| Bedrooms | 8 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,898 |
| Acres | 0.16 |
| Year Built | 1968 |
| Type | Residential |
| Sub-Type | Duplex |
| Style | Side by Side, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 73 & 75 Dalton Bay Nw |
| Subdivision | Dalhousie |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3A1H7 |

Amenities

| | |
|----------------|--------------------------------|
| Parking Spaces | 4 |
| Parking | Off Street, Parking Pad, Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, See Remarks, Separate Entrance |
| Appliances | Dishwasher, Oven, Refrigerator, Stove(s), Washer/Dryer |
| Heating | High Efficiency |
| Cooling | Other |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Private Entrance, Storage |
| Lot Description | Back Lane, Cul-De-Sac, Front Yard, Landscaped, Lawn, Pie Shaped |

| | |
|--------------|---|
| | Lot, Few Trees |
| Roof | Asphalt |
| Construction | Brick, Concrete, Stucco, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 7th, 2025 |
| Days on Market | 55 |
| Zoning | R-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.