$809,000 - 5806 Dalgleish Road Nw, Calgary

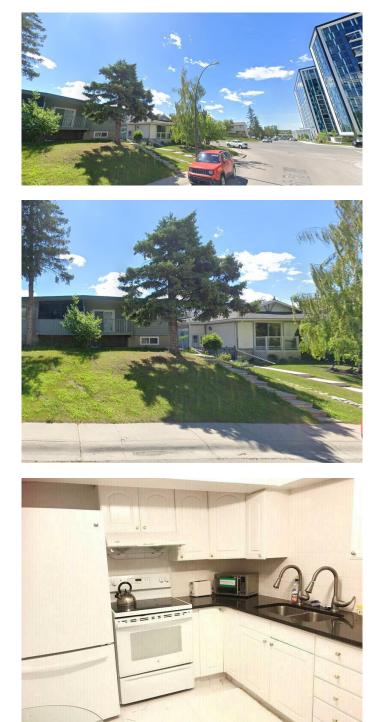MLS® #A2208222

$809,000

10 Bedroom, 3.00 Bathroom, 1,011 sqft
Residential on 0.08 Acres

Dalhousie, Calgary, Alberta

Unlock Exceptional Rental Income property in the premier NW community Dalhousie! 10-Bedroom/3 Full Bathrooms Investment gem with high cash Flow & unlimited potential! Massive 10-bedroom layout ideal for multi-tenant or hybrid rental models. Current Long Term Monthly rental Income is about $6,550-$7,500. Dual Rental Strategies â€" Choose between long-term stability(Legal Secondary Suite or Lodging House) or short-term higher gains (new owner can apply for a lucrative short-term rental Airbnb licenseâ€"building permit doesnâ€™t need to be applied again). Turnkey Flexibility â€" Lodging House license(all the city required construction works have been completed and await only final inspection). Higher Efficiency Furnace, 2 hot water tanks and roof shingles were replace in 2017. Newer windows (facing West, South or East) and window wells. Upgraded glass sliding door shower stalls, newer vanity, newer toilet, newer faucets, newer white tiles on both floor and wall of kitchen and bathroom and living rooms, sound-proofing doors, and sound-proofing walls and ceilings, thicker insulation for all floorings, etc. Extra heating baseboards are installed in each bedroom. Sensor light switches installed in whole house. Cameras and smart locks installed. Prime location! Steps from Dalhousie C-Train Station, transit hubs, and top-ranked schools including Sir Winston Churchill High School. Walk to shopping centers (Walmart, Canadian Tire,

Safeway), dining, banks, and amenitiesâ€"renters and resale buyers will flock here. Capitalize on a family-friendly, transit-rich neighborhood that guarantees tenant demand. The half duplex is perfect for investors seeking versatility, high yields, and long-term appreciation. Act Fastâ€"This Opportunity Wonâ€™t Last!

Built in 1970

Essential Information

MLS® #	A2208222
Price	$809,000
Bedrooms	10
Bathrooms	3.00
Full Baths	3
Square Footage	1,011
Acres	0.08
Year Built	1970
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	5806 Dalgleish Road Nw
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 1K5

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected
Parking Spaces	3
Parking	Off Street, Outside, Stall, Rear Drive

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Wired for Data
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Electric, Forced Air, Natural Gas, Zoned
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Lighting, Playground, Private Entrance, Private Yard, Basketball Court
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 7th, 2025
Days on Market	21
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate