

# \$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

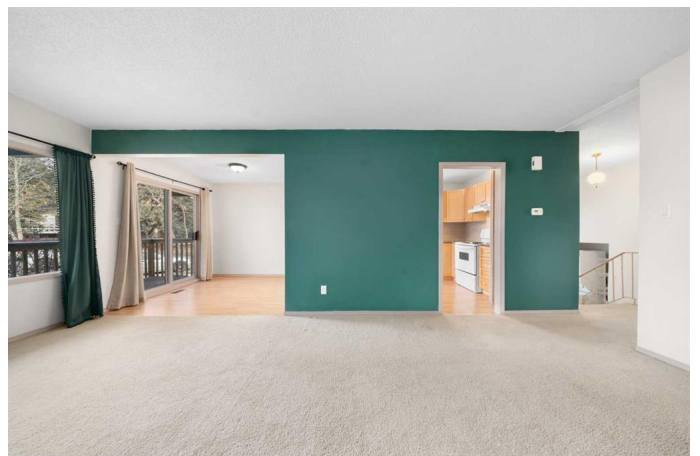
Don't miss this RARE opportunity to own this FULL DUPLEX featuring FOUR separate suites! Ideally located just 5 minutes from the university! This unique find is perfect for investors or those looking to generate rental income. Each unit offers modern, spacious living areas with cozy bedrooms and well-designed 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	61
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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