

# \$1,100,000 - 73 / 75 Dalton Bay Nw, Calgary

MLS® #A2236853

**\$1,100,000**

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 fully tenanted unique property 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® # | A2236853    |
| Price  | \$1,100,000 |

|                |                        |
|----------------|------------------------|
| 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 | T3A 1H7               |

### Amenities

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

### Interior

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

### Exterior

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

|              |                                                   |
|--------------|---------------------------------------------------|
| Roof         | Metal                                             |
| Construction | Brick, Concrete, Stucco, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                                   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 78             |
| Zoning         | R-CG           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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