

**114 Dalglish Bay NW**  
**Calgary, Alberta**

**MLS # A2246967**



**\$749,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Dalhousie              |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,354 sq.ft.           | <b>Age:</b>   | 1969 (56 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.17 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot  |               |                   |

|                    |                           |                   |      |
|--------------------|---------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Rolled/Hot Mop            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame        | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Quartz Counters      |                   |      |

|                    |      |
|--------------------|------|
| <b>Inclusions:</b> | None |
|--------------------|------|

Charming Spanish-Style Bungalow &ndash; Modern Renovations & Timeless Character Your busy day will melt away the moment you step into the peaceful front courtyard of this beautifully updated Spanish-style bungalow. From the moment you enter, a sense of calm and warmth surrounds you. The sunken living room is a true showpiece, featuring a large skylight, sun-filled windows, and a cozy wood-burning fireplace&mdash;perfect for quiet evenings or entertaining guests. The adjacent dining area flows seamlessly into a fully renovated kitchen, where you&rsquo;ll enjoy a stunning view of the rear courtyard, complete with classic brick and mortar raised planters. Recent renovations just completed a few months ago give the home a modern and stylish edge, including: New flooring on both levels? Fresh natural paint throughout? Refinished kitchen with new countertops? Updated light fixtures? New downstairs bath/shower? The lower level is a fun and vibrant space with Spanish-themed d&eacutecor and new vinyl plank flooring. Perfect for entertaining, it features: A wet bar? Entertainment and games area (great for pool or ping pong!)? A sauna room & bath? A versatile space ideal for a man cave or a creative studio? Centrally located close to schools, parks, shopping, and the LRT, this unique and well-cared-for home offers character, comfort, and convenience in one perfect package. Don&rsquo;t miss your chance to see this truly special property!