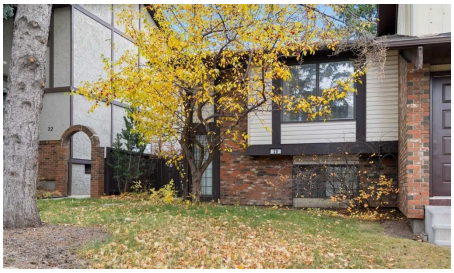
20 Dalhousie Crescent NW

Calgary | Active | MLS® A2353669

$469,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1978**	**750.14 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

NEW PRICE Looking for a rental that’s easy to fill and easy to own? This Dalhousie half duplex is a short walk from Dalhousie Station LRT, with the University of Calgary, Foothills Medical Centre and SAIT all a quick train or drive away. That means a deep, steady pool of tenants: students, hospital staff and young professionals who want to live near transit. Add no condo fees, a roof replaced in the last few years, R-C2 zoning and a vacant home ready for quick possession, and the numbers start to make a lot of sense.

The bi-level layout works well for renting. The main floor has a large, bright living room with space for a full sectional, a galley kitchen that keeps everything close, and a dining area that opens onto the deck and fenced backyard. The primary bedroom is also on this level, with a walk-in closet and the main 4-piece bathroom just steps away.

Downstairs, two more bedrooms, a rec room and a 3-piece bathroom give the home a second level of living. With three bedrooms and two full bathrooms, housemates aren’t lined up for one shower in the morning, which matters when people share. The laundry room has a new washer and dryer, and a separate storage room keeps extra gear out of the way. A parking pad adds off-street parking.

For a buy-and-hold investor, the location does a lot of the work. Dalhousie Station puts downtown, the university and the hospital a short commute away, and the grocery store, shops and restaurants at the station are a few minutes’ walk. Schools, parks, pathways and quick access to Crowchild Trail round out a community that has stayed in demand for decades. Homes this close to the LRT and a major university tend to stay popular with renters, which supports both rents and long-term value.

Not an investor? The same features make it a smart first purchase, or a home for parents helping a university student get set up, with room to rent out a bedroom or two to help carry the costs.

The home is vacant, so there’s no tenant to work around and no lease to wait out. Set your own rents, choose your own tenants and start from day one. Book your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353669
Bedrooms	3
Bathrooms	2
Year Built	1978
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bi-Level
Total Living Area:	750.14 sq. ft.
Below Grade Finished Area:	642.75 sq. ft.
Acreage:	No
Lot Area:	3,304 sq. ft.
Lot Frontage:	29'10"
Front Exposure:	West
Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	4
Year built:	1978 (Age: 48)
Bedrooms:	3 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7911089
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
City Quadrant:	Northwest
Community:	Dalhousie
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 9'10" × 8'6" ·
Main Floor	Kitchen · 10'2" × 8'6" ·
Main Floor	Living Room · 17' × 14'11" ·
Main Floor	Bedroom - Primary · 11'7" × 10'5" ·
Lower Level	Bedroom · 10'9" × 8'10" ·
Lower Level	Bedroom · 10'9" × 8'8" ·
Lower Level	Game Room · 12'3" × 12'2" ·
Lower Level	Furnace/Utility Room · 9'5" × 4'9" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Laminate Counters, See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Front Yard, Lawn, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C2
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/20-dalhousie-crescent-nw-calgary-a2353669/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.