

# \$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	69
Zoning	R-CG

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.