

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

MLS® #A2236853

\$1,100,000

8 Bedroom, 4.00 Bathroom, 1,898 sqft

Multi-family 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! (id:6289)



Built in 1968

Essential Information

Listing #	A2236853
Price	\$1,100,000

Bedrooms	8
Bathrooms	4.00
Square Footage	1,898
Acres	0.16
Year Built	1968
Type	Multi-family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	73 / 75 Dalton Bay Nw
Subdivision	Dalhousie
City	Calgary
Province	Alberta
Postal Code	T3A1H7

Amenities

Amenities	Playground, Schools, Shopping
Features	Cul-de-sac, Other, Back lane
Parking Spaces	4
Parking	Other, Parking Pad

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Oven, Dryer, Window Coverings
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	2
Basement	Separate entrance, Suite

Exterior

Exterior	Brick, Concrete, Stucco, Vinyl siding
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

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



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 7:47pm PDT