

Halifax South

# 1127 Dalhousie Street

\$1,400,000



## Ernie Buote, FRI

Domus Listing Agent  
ernieb@domus.ns.ca  
902-499-3041

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## Description

Picture Perfect in Halifax's South End Nestled on a beautifully landscaped lot, this charming South End home offers both front and back gardens, providing ample space and exceptional privacy. Thoughtful, high-quality upgrades abound, including a stunning new kitchen outfitted with Jenn Air appliances, a new roof, numerous new windows and doors, and a ducted heating and cooling system to ensure year-round comfort. The expanded primary suite is a luxurious retreat, featuring a spacious ensuite with a custom glass shower, a generous walk-in closet with built-in shelving, and convenient in-suite laundry. The fully renovated third-floor attic is a true

showstopper—ideal as a home office, cozy family room, or private guest space. It opens onto a rooftop deck that offers breathtaking views and a secluded spot to soak up the sun. The renovated lower level is perfect for teens or guests, complete with a full three-piece bathroom. Outdoor entertaining is effortless and elegant with a large ground-level deck, beautifully enhanced with built-in benches, flower boxes, and soft lighting—perfect for dining al fresco or simply relaxing in style. All within easy walking distance of Point Pleasant Park, The Northwest Arm, Waegwoltic Club, Schools, Universities and Downtown Halifax.

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## Specifications

MLS <sup>®</sup> Number	202512814
Class	Residential
Type	Single Family
Bedrooms	3
Bathrooms (full/half)	3/1
Main Living Area	1,906 sq. ft.
Total Living Area	2,406 sq. ft.
Age	90 years old
Parking	Double driveway
Garage	Single attached
Flooring	Carpet,Ceramic,Cork,Hardwood,Linoleum
Heating	Ducted Cooling,Forced Air,Heat Pump -Ducted
Fuel Type	Oil
Water Source	Municipal
Sewage Disposal	Municipal

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## Room Sizes

### Main Floor

Living Room	16.5 X 14
Dining Room	13 X 10
Kitchen	12 X 10
Sun Room	23.6 X 10
Bath 1	4.2 X 4.9

### 2nd Level

Primary Bedroom	12.7 X 12.2
Ensuite Bath 1	laundry 10X9
Bedroom	12.7 X 10.6
Bedroom	12 X 7.7
Bath 3	9.2 X 6.6

### 3rd Level

Den/Office	20 X 18
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### Basement

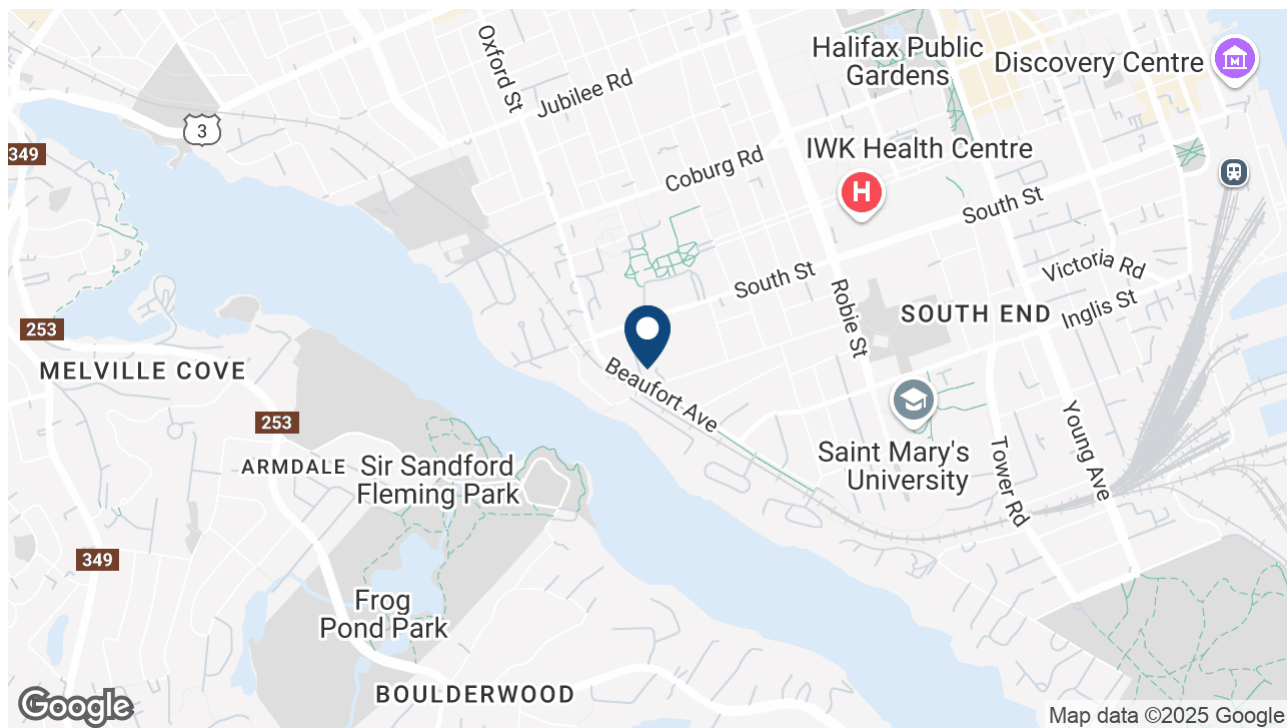
Rec Room	11 X 11
Bath 4	7 X 4.8
Den/Office	11 X 7

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## Income Information

Rental Income	Potential
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# Location





# Photos

