WELCOME TO

44 Dalewood Crescent



WOOLCOTT

REAL ESTATE



Westdale Investment Opportunity

Located in the heart of Westdale Village, this well-maintained 2.5-storey home presents an excellent investment opportunity.

The main floor features comfortable living and dining areas, a functional kitchen, and a spacious bedroom.







1,666 Sq. Ft.

TAX $9,094 / 2026

5+2

2







Flexible Student Living

The second level features three spacious bedrooms, while a third level loft creates another living space. A well-appointed bathroom is also located on the second level.













Additional Space

The basement offers additional space and includes a second kitchen, two bedrooms and a full bathroom.













Steps to McMaster

With parking for three cars and a highly walkable location just steps from McMaster University, shopping, groceries, and everything Westdale Village has to offer, this property is ideally situated. Fully tenanted with reliable renters until April 2027, it's an excellent opportunity for investors or parents looking to secure a home for their university-aged children.

Room Measurements

MAIN LEVEL

Foyer	8'6" X 13'9"
Living Room	11'3" X 19'6"
Kitchen	7'3" X 13'8"
Sunroom	15'2" X 8'1"
Bedroom	11'6" X 13'5"

SECOND LEVEL

Bedroom	11'5" X 11'4"
Bedroom	10'0" X 13'4"
Bedroom	9'8" X 10'4"
Bathroom	4 Piece

THIRD LEVEL

Bedroom	13'7" X 24'2"

LOWER LEVEL

Kitchen	10'8" X 12'1"
Bedroom	10'6" X 9'7"
Bedroom	10'8" X 12'1"
Laundry	8'8" X 9'4"
Bathroom	3 Piece



Drew Woolcott
BROKER

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REALTOR®

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