

**26, 4936 Dalton Drive NW
Calgary, Alberta**

MLS # A2214173



\$489,900

Division:	Dalhousie		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,024 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Off Street, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Corner Lot, Front Yard, Fruit Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 334
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stucco	Zoning:	M-H1
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Pantry, Storage, Vinyl Windows, Wood Counters		

Inclusions: n/a

Welcome to this beautifully updated 2-storey townhouse that combines style, comfort, and convenience! Boasting 3 spacious bedrooms, plus 1 private room downstairs, and 2 full bathrooms, this home is perfect for families, professionals, or anyone seeking a low-maintenance lifestyle close to it all. Experience roughly 1465 sqft of total finished living space! The large, updated primary bedroom features a generous walk-in closet, offering a true retreat after a long day. The modern kitchen is designed to impress with contemporary finishes and functionality, ideal for home chefs and entertainers alike. Downstairs, enjoy the versatility of a fully finished basement, perfect for a media room, home office, or additional living space. Step outside to your private, fenced front yard—a rare find that offers space to relax, garden, or enjoy your morning coffee. The complex backs onto green space, playgrounds, and walking/bike paths, creating a peaceful environment that feels far from the hustle, yet you’re just a short 7 minute walk to the C-train station and a quick 15 minute commute to downtown! With low condo fees, a strong reserve fund, and a quiet, well-managed complex, this home offers incredible value. This has been a consistent cash flowing investment property since 2017. Plus, you’re conveniently located near the University of Calgary, the best mall in the city, and two major hospitals, making this location unbeatable! City of Calgary 2025 assessed value is 515,500 Don’t miss your chance to own this gem in a prime location! Book your showing today.