

**202, 4944 Dalton Drive NW  
Calgary, Alberta**

**MLS # A2216859**



**\$220,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Dalhousie                          |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 764 sq.ft.                         | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Boiler, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Mixed, See Remarks              | <b>Condo Fee:</b> | \$ 557 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Mixed, See Remarks       | <b>Zoning:</b>    | M-H2   |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Elevator, Recreation Facilities |                   |        |

**Inclusions:** Electric stove, hood fan, built in dishwasher, fridge, window coverings, ceiling fan

This comfortable apartment condo is nestled in the established community of Dalhousie, just a 'stone's throw' away from the University of Calgary and near Crowchild Trail. Its prime location ensures you're mere moments from convenient shopping options and the C-train for effortless commuting. The property features 2 bedrooms and 1 bathroom, a large living room/dining room area with a balcony for relaxation and fresh air, and in suite storage. Residents can enjoy an array of amenities, including a fitness gym with a variety of equipment, a welcoming party room with a kitchen for entertaining guests, an inviting indoor pool for year-round swims, outdoor tennis courts, and convenient communal laundry facilities. This is an ideal choice for students or professionals who seek a comfortable and conveniently located home, offering both ease and enjoyment in everyday life.