

**106, 4740 Dalton Drive NW  
Calgary, Alberta**

**MLS # A2220976**



**\$360,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Dalhousie  |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,063 sq.ft.   | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall  |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L |               |                   |

|                    |                                   |                   |        |
|--------------------|-----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | \$ 370 |
| <b>Basement:</b>   | None                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Wood Frame      | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters |                   |        |

**Inclusions:** N/A

Location of this townhouse cannot be beat! The Dalhousie LRT station is just a 3-minutes walking, Dalhousie Elementary School is so near by, Junior high and high school (very high ranked high school) are all in walking distance, providing effortless commuting for professionals, students, parents and kids. Shopping malls and restaurants are all in near reach&hellip; You name it, this location has all! This well-maintained complex had significant exterior upgrades over the past decade, including new roof, siding, windows, doors, and fences. The unit within the complex is ideal, giving you privacy without sacrificing convenience. Dalhousie is a highly sought-after community with easy access to public transit and close proximity to the University of Calgary. Whether you're a first-time homebuyer or an investor looking for a prime property, this home offers incredible potential in the coming years.