

**64, 4740 Dalton Drive NW
Calgary, Alberta**

MLS # A2223505



\$395,000

Division:	Dalhousie		
Type:	Residential/Four Plex		
Style:	3 Level Split		
Size:	510 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 507
Basement:	See Remarks, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to Dalton Square and this spacious 1450sf end unit. With 4 bedrooms & 2 bathrooms, in suite laundry, and private fenced backyard, this home has much to offer. Location is a gem. 5 minute walk to Dalhousie Train Station. Less than 15 mins to U of C by train, and just as quick on the bicycle. Enter past the parking stall, directly out front of the unit. From the front landing with front entry closet, head up the stairs to the bedroom level with a full bathroom. One of the upper bedrooms has a walk-in closet. The walkout with large south facing windows is bright and spacious. Living Room is open to the Dining Room with patio door sliding open to the no maintenance yard, with storage shed, and a gate to the greenspace. The kitchen offers full appliance package and a massive pantry, leading to the laundry room with plenty of storage space. The main floor also features the largest of the 4 bedrooms with Ikea Wardrobes, along with another full bathroom with a standup shower. The complex is exceptionally maintained and was completely transformed in 2015 with new Hardie Board siding, roof, fencing, windows and doors. The location truly is superb being steps away from shops, restaurants and grocery at Dalhousie Station. Walkable/Bikeable to parks, pathways, schools, recreation, and a quick commute to the Hospitals, Downtown and Employment Centres. *Due to the layout of this property and the exterior grade, the RMS size is 510 sf however this unit offers a total of 1450 sf of finished living space.*