

202, 4944 Dalton Drive NW  
Calgary, Alberta

MLS # A2250271



# \$220,000

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

|             |                                 |            |           |
|-------------|---------------------------------|------------|-----------|
| Heating:    | Baseboard, Boiler, Natural Gas  | Water:     | -         |
| Floors:     | Tile, Vinyl Plank               | Sewer:     | -         |
| Roof:       | Mixed, See Remarks              | Condo Fee: | \$ 557    |
| Basement:   | -                               | LLD:       | -         |
| Exterior:   | Brick, Mixed, See Remarks       | Zoning:    | M-H2 d225 |
| Foundation: | -                               | Utilities: | -         |
| Features:   | 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.