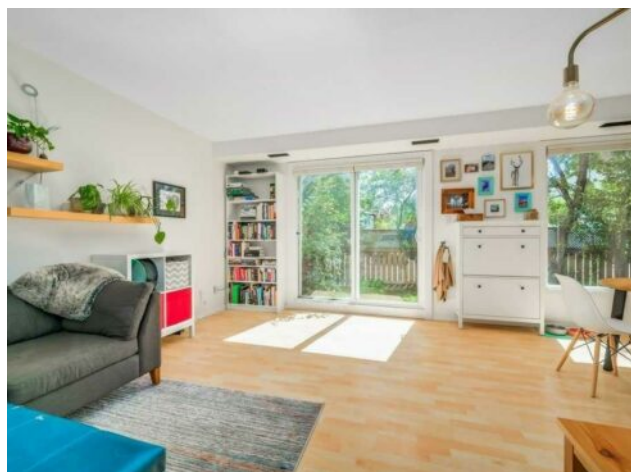


**78, 4740 Dalton Drive NW  
Calgary, Alberta**

**MLS # A2250409**



**\$299,000**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	916 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Paved, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 307
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Storage		

<b>Inclusions:</b>	Storage cabinet in kitchen		
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Exceptional Value for this adorable 2 bedroom, 1 full bath townhome with fenced south yard in the heart of Dalhousie, NW. Low Condo fees of only \$307.11/mo also include water & sewer. Perfect home for first time buyer, student or investor. Open and bright main floor with large living room and patio doors out to the private and fully fenced back yard. Cute kitchen with white cupboards, new stove & handy storage unit. Main floor laundry. Upstairs are 2 bedrooms, full bathroom and an exceptionally large storage area. Updates include: new blinds/ceiling painted on main floor, lattice added to the fence + master bedroom ceiling fan. 1 assigned parking spot, pet-friendly and well-managed complex with extensive exterior upgrades over the last 10 years including roof, siding, windows, doors and fences. Fantastic location near shopping, restaurants, off leash areas, a short distance to the LRT, close to U of C, Children's and Foothills hospitals, and a quick trip downtown or out of town to the mountains!