

701, 4935 Dalton Drive NW
Calgary, Alberta

MLS # A2253641



\$499,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Dalhousie | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,396 sq.ft. | Age: | 1977 (48 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Lawn, Private | | |

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|--------------------|-----------------------------|-------------------|-----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 347 |
| Basement: | Partial, Unfinished | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-H1 d225 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Soaking Tub, Stone Counters | | |

Inclusions: n/a

****Open House Saturday Sep 6 from 2 to 4pm**** Fully renovated townhouse in the heart of Dalhousie! You'll love the stylish kitchen featuring stainless steel appliances, a large pantry, and abundant counter space—perfect for cooking and entertaining. The main level also offers a dining area, a spacious living room with a cozy wood-burning fireplace, and a half bath accented with elegant tilework. Large windows and sliding doors open to a private fenced patio, while a second outdoor living space just off the kitchen provides even more room to relax. Upstairs, the primary suite boasts a walk-in closet and an updated ensuite, along with two additional bedrooms, a refreshed main bath, and a convenient laundry area (washer/dryer new in 2022). The entry level includes a single attached garage and a generous utility/storage room that could be finished to suit your needs. Recent upgrades include a new furnace (2025) and hot water tank (2022). This well-situated complex offers unbeatable convenience—walking distance to bus stops, shopping (Co-op, Safeway, and more), minutes to the Dalhousie LRT Station, and close to the University of Calgary. A wonderful opportunity in a prime location!