

**105A, 5601 Dalton Drive NW  
Calgary, Alberta**

**MLS # A2260371**



**\$189,990**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	527 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 435
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan		

**Inclusions:** None

Fantastic location in the heart of Dalhousie! This well-maintained 1-bedroom, 1-bath condo offers open-concept living with updated vinyl flooring, a spacious living area, functional kitchen with dining nook, and a versatile in-suite storage room/den. Includes an assigned parking stall with plug-in, plus ample visitor and off-street parking. The location is truly walkable—just steps to CO-OP, Canadian Tire, a variety of restaurants, shopping, parks, and playgrounds, with the University of Calgary close by. Transit is effortless with both the C-Train and bus routes right at your doorstep, including direct access to downtown and nearby hospitals. Situated in a well-managed complex with coin-operated laundry and pet-friendly policies (1 dog or cat allowed with board approval), this unit is ideal for first-time buyers or investors seeking a prime rental opportunity. Call your fav Realtor and book your showing today!