

**212, 4944 Dalton Drive NW  
Calgary, Alberta**
**MLS # A2280463**

**\$205,000**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	747 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	2	<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>	\$ 557
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H2 d225
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, See Remarks		
<b>Inclusions:</b>	N/A		

Well-maintained by owner !! Priced to sell !! NEW Paint, NEW Luxury Vinyl Plank Flooring, updated kitchen with quartz countertops, full-height cabinet, Bathtub with Full-heighth wall tile surround. Bright & Inviting 2-Bedrooms Apartment with South-East Facing Balcony | Steps to C-Train | Indoor Pool, Gym, Tennis | This 2-bedroom, 1-bathroom end unit apartment offers almost 750 sq.ft. of functional living space in the desirable Dalhousie community. The spacious Living and Dining area flows onto the balcony&mdash;enjoy beautiful morning sunlight and warm evening light, perfect for relaxing or entertaining. The large primary Bedroom provides plenty of comfort, while an additional Bedroom and a Storage Room add practicality. This unit includes an assigned parking stall, with plenty of visitor parking available. Condo fees cover heat and water, enhancing affordability. Residents enjoy fantastic building amenities, including an indoor pool, fitness center, coin laundry, secure bike parking, outdoor tennis court, party room with kitchen, workshop, and outdoor patio. Conveniently located near grocery stores such as Calgary Co-op and Safeway, plus the Dalhousie C-Train Station just steps away, Dalton Park, top schools like Sir Winston Churchill High School and the University of Calgary, and easy access to Crowchild Trail, this apartment offers exceptional comfort, convenience, and long-term value.