

**82, 4740 Dalton Drive NW
Calgary, Alberta**

MLS # A2197380



\$349,990

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

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 305 |
| Basement: | None | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan | | |

Inclusions: all furniture can be included

Discover this inviting and immaculate 2-bedroom townhouse in sought-after Dalhousie, a perfect opportunity for first-time buyers or savvy investors. Enjoy the convenience of a large, private fenced yard and a bright, open living space. Upstairs, you'll find two comfortable bedrooms, a full bath, and a large storage room that could be used as a den. The spacious main floor features a sunny living room, kitchen, and dining area, offering comfortable living. Plus, the Dalhousie LRT station is just a 3-minute stroll, providing effortless commuting for professionals and students alike. Benefit from proximity to schools, shopping at Northland Mall, the Crowfoot YMCA, and everyday amenities. This well-maintained, pet-friendly complex boasts significant exterior upgrades over the past decade, including the roof, siding, windows, doors, and fences, ensuring peace of mind. Check out the virtual tour or book your private showing today!