

**106, 4740 Dalton Drive NW  
Calgary, Alberta****MLS # A2199937****\$364,900**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,063 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 370
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters		

**Inclusions:** N/A

Now's the Time – Rising Market, Endless Potential! The Calgary real estate market is on the rise, and there's no better time than now to invest in this townhouse in Dalhousie. Whether you're a first-time homebuyer or an investor looking for a prime property, this home offers incredible potential for growth in the coming years. As property values continue to rise, this townhouse offers an opportunity to build equity, whether you choose to live in it or rent it out. Paying to live anywhere is inevitable, but by buying this townhouse, you're paying yourself. Every mortgage payment you make is an investment in your future, contributing to your equity rather than to a landlord's pocket. The real estate market is only going to grow, and this property is perfectly positioned to appreciate in value as Calgary continues to thrive. This townhouse features a fenced yard, a highly desirable feature for both personal use and rental potential. The well-run condo complex ensures that you'll have a low-maintenance, secure living experience with professional property management taking care of the common areas. The location within the complex is ideal, giving you privacy without sacrificing convenience. Dalhousie is a highly sought-after community with easy access to public transit and close proximity to the University of Calgary – making this property a top choice for students, professionals, and anyone who needs to be close to the university or the city center. As property values in the area continue to increase, this townhouse offers an opportunity to secure a great deal while prices are still relatively low. The rising market is an opportunity you don't want to miss. Pay to live, but pay yourself by investing in your future now. Schedule your showing today and start envisioning how this townhouse can work for you – whether

you're making it your own home or capitalizing on the growing rental market. Location of this townhouse cannot be beat! The Dalhousie LRT station is just a 3-minute walking, Dalhousie element school is so near by, Junior high and high school (very high ranked high school) are all in walking distance, providing effortless commuting for professionals, students, parents and kids. Shopping malls and restaurants are all in near reach&hellip; You name it, this location has all! This well-maintained complex had significant exterior upgrades over the past decade, including new roof, siding, windows, doors, and fences. This unit is in heart of the group, so quiet and near green space, the one of the best location of all.