



THE
A-TEAM

**RE/MAX
FIRST**

4944 DALTON Drive #913, Calgary T3A 2E6

MLS® #: **A2099621**

Area: **Dalhousie**

Listing Date: **01/04/24**

List Price: **\$331,000**

Status: **Active**

County: **Calgary**

Change: **+\$9k, 23-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1977**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **885**
Low Sqft:
Ttl Sqft: **885**

Access:
Lot Feat:
Park Feat:

Covered,Stall

DOM

136

Layout

Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **Multi Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Concrete**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**
Int Feat: **Bidet,No Animal Home,No Smoking Home,Open Floorplan,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Walk-In Closet	Second	8`6" x 3`7"
2pc Bathroom	Main	7`8" x 4`1"
Storage	Second	7`7" x 4`1"
Living Room	Main	15`6" x 7`8"
Balcony	Main	15`7" x 5`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	15`11" x 14`0"
4pc Bathroom	Second	7`11" x 9`0"
Kitchen	Main	7`11" x 9`0"
Dining Room	Main	9`0" x 5`9"

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$601		Fee Simple		M-H2 d225
		Fee Freq:		
		Monthly		
Legal Desc:	9110973			
		Remarks		
Pub Rmks:	<p>Share with me if you find ANY, 1.5 Washrooms in Calgary at this Price and being Duplex, and indoor pool and large 900 sq. ft are all bonuses to this valued property Duplex is a Rarity among its peers, offering over 885 sq. ft. of redesigned space— considerably more room than the typical two-bedroom units in the building, which average only 750 sq. ft on the higher side. The transformation of its two bedrooms into one expansive master bedroom has created ample space making breathtaking Rocky Mountain views more meaningful. Its uniqueness is underscored by DUAL separate entrances on each floor, affording unparalleled privacy and convenience. As said before, residence boasts 1.5 bathrooms, a feature ensuring availability and privacy, eliminating the all-too-common dilemma of occupied bathrooms for families and guests alike. This advantage is exclusive to a select ONLY 16 in MORE than 200 units in the complex. Same goes for walk in closet which is a only in these sweet 16 duplexes. And these duplexes come in Market once in a Blue Moon. Residents enjoy exclusive access to a full-sized saltwater indoor swimming pool, a fitness center, and two exclusive tennis courts. Positioned within walking distance to the Dalhousie LRT station and with a bus stop directly at the entrance, the building's location is close to everything. Currently, this unit is on Airbnb. The unit is also listed for renting at 2500/mo from June 1st. This unit or price may not last long in the uprising market.</p>			
Inclusions:	none			
Property Listed By:	REKHA REALTY			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



