



THE
A-TEAM

**RE/MAX
FIRST**

5601 DALTON Drive #302B, Calgary T3A 2E2

MLS® #: **A2113453**

Area: **Dalhousie**

Listing Date: **03/11/24**

List Price: **\$259,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1976**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **749**
Low Sqft:
Ttl Sqft: **749**

Access:
Lot Feat:
Park Feat:

Stall

DOM

69

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Open Floorplan,Storage,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	15`4" x 7`11"	Bedroom	Main	15`2" x 8`10"
4pc Bathroom	Main	7`9" x 4`11"	Living/Dining Room Combination	Main	11`6" x 24`5"
Storage	Main	9`10" x 3`5"			

Legal/Tax/Financial

Condo Fee:
\$562

Title:
Fee Simple

Zoning:
M-C1 d100

Legal Desc:	9312504	Fee Freq: Monthly	Remarks
Pub Rmks:	Attention First Time Buyers and Investors! Extremely affordable 2 bedroom condo, open concept overlooking Dalton Park, conveniently located in Dalhousie, close to shopping, transit and major roadways. This home features a sunny south facing balcony, in-suite laundry, storage and assigned parking with plug in and visitor stalls. Well managed complex with condo fees including heat.		
Inclusions:	None		
Property Listed By:	Royal LePage Solutions		

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





