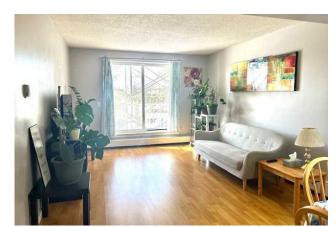


5601 DALTON Drive #302B, Calgary T3A 2E2

A2113453 **Dalhousie** Listing 03/11/24 List Price: **\$259,000** MLS®#: Area:

Status: **Active** County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: **Apartment** City/Town: Calgary

1976

Year Built: Lot Information Lot Sz Ar:

Lot Shape:

Access: Lot Feat:

Park Feat: Stall DOM

69 <u>Layout</u>

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

Style:

<u>Parking</u>

Garage Sz:

Ttl Park: 1

Utilities and Features

Roof: **Asphalt Shingle** Heating: Baseboard, Natural Gas

Sewer: Ext Feat:

Balcony

Construction: Stucco Flooring: Vinyl Plank Water Source:

Finished Floor Area

749

749

Abv Saft:

Low Sqft:

Ttl Sqft:

Fnd/Bsmt: **Poured Concrete**

Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked Kitchen Appl:

Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows Int Feat:

Utilities:

Room Information

Room Level **Dimensions** Room Level **Dimensions 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"

9`10" x 3`5" Storage Main

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$562 Fee Simple M-C1 d100 Fee Freq: Monthly

Legal Desc: **9312504**

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









