



THE
A-TEAM

**RE/MAX
FIRST**

5204 DALTON Drive #1006, Calgary T3A 3H1

MLS® #: **A2123350**

Area: **Dalhousie**

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

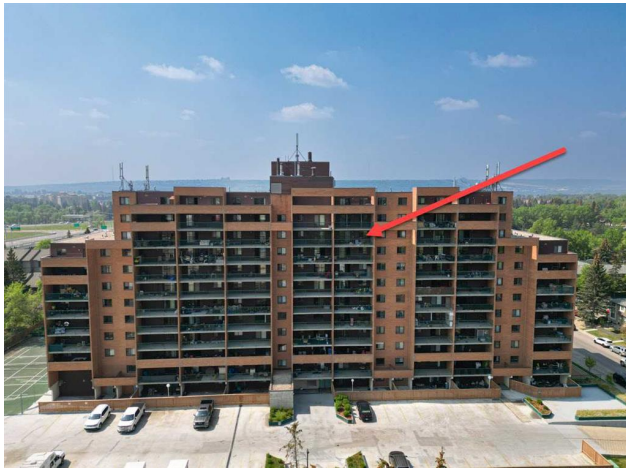
List Price: **\$229,922**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Finished Floor Area

Abv Sqft: **631**
Low Sqft:
Ttl Sqft: **631**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

25
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned, Parkade, RV Access/Parking, Stall, Underground**

Utilities and Features

Roof:
Heating: **Baseboard, Hot Water, Natural Gas**
Sewer:
Ext Feat: **Tennis Court(s)**

Construction: **Brick, Concrete**
Flooring: **Carpet, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator**
Int Feat: **Elevator, Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`9" x 11`9"	4pc Bathroom	Main	8`0" x 4`11"
Kitchen	Main	10`2" x 9`3"	Storage	Main	6`4" x 4`5"
Bedroom - Primary	Main	13`7" x 10`2"	Balcony	Main	22`3" x 7`8"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$400

Fee Simple

M-H2 d258

Fee Freq:

Monthly

Legal Desc:

8610097

Remarks

Pub Rmks:

1006, 5204 Dalton Drive NW | Location! Location! Location! | Vista Views Is A Quiet Well Maintained Concrete Building | In Sought After Community Of Dalhousie | Large 631 Sq Ft One Bedrooms, One Bath Unit Located On The 10th Floor | Spacious Kitchen & Living Room With Patio Doors Leading To A Huge 22 Ft x 7 Ft Private North East Balcony Facing Beautiful Nose Hill Park | Large Primary Bedroom With Tons Of Storage | Common Laundry | It Is All About Amenities - No Gym Membership Required: Weight Room Gym, Sauna, Games Room, Piano, Library, Social Room, Tennis Courts, Secured Bike Storage, Outside RV Parking, Ample Visitor Parking, One Underground Secured Heated Parking Stall | Love Gardening? Then Enjoy A Beautiful Community Garden | 6 Minute Walk To CO-OP, Canadian Tire & Brief Walk To Dalhousie LRT Station & Northland Mall | Steps Away To Bike Pathways | Close To Market Mall, University District, U Of C, Foothills & Childrens Hospital | Easy Access To Major Routes Shaganappi Trail, Crowchild Trail, Sarcee Trail & John Laurie Blvd | No Inside Pictures as Tenant Occupied | Pictures Representative of a Similar Unit | Condo Fees \$400.38/Month Includes Common Area Maintenance, Electricity, Heat, Insurance, Maintenance Of Grounds & Snow Removal, Parking, Professional Management, Reserve Fund Contributions, Water & Sewer | No Age Restrictions | No Pets Allowed - Except Up To 2 Birds & One 10 Gal Aquarium With Fish Only! | Property Will Be Vacant July 1, 2024.

Inclusions:

N/A

Property Listed By:

Real Broker

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

