



THE
A-TEAM

**RE/MAX
FIRST**

4944 DALTON Drive #411, Calgary T3A 2E6

MLS® #: **A2123683**

Area: **Dalhousie**

Listing Date: **04/17/24**

List Price: **\$260,000**

Status: **Active**

County: **Calgary**

Change: **None**

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: **789**
Low Sqft:
Ttl Sqft: **789**

DOM

32
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parking Pad

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony, Playground, Private Entrance**

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

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Window Coverings**
Int Feat: **French Door, No Smoking Home, Storage, Vinyl Windows**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	9`3" x 15`8"	4pc Bathroom	Main	7`6" x 4`11"
Bedroom	Main	10`1" x 12`4"	Balcony	Main	11`2" x 5`5"
Living Room	Main	11`7" x 13`9"	Dining Room	Main	9`5" x 7`0"
Entrance	Main	3`7" x 11`4"	Kitchen	Main	7`6" x 9`1"
Storage	Main	11`8" x 3`11"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$525

Fee Simple

M-H2 d225

Fee Freq:

Monthly

Legal Desc:

9110973

Remarks

Pub Rmks:

THIS IS A MUST-SEE " GREAT INVESTMENT OPPORTUNITY " or FOR FIRST-TIME HOME BUYER! Welcome to a " WELL-ESTABLISHED COMPLEX " that is RICH in AMENITIES, offering you the BEST that LIFE HAS TO OFFER. This "2 BEDROOMS " unit is conveniently located, with PARKS, SCHOOLS, Northland Shopping Centre, Groceries, and DALHOUSIE Bus/LRT station within WALKING DISTANCE. It is also in CLOSE PROXIMITY to the U of C, Foothills Hospital, and Children's Hospital. When you enter the unit, you will be greeted with BEAUTIFUL LAMINATE FLOORING and warm designer paint throughout, creating a VIBRANT ENERGY, and large windows that ALLOW PLENTY of natural sunlight in. The SPACIOUS LIVING and DINING rooms are combined into one large space, where you can relax and unwind after a long day. The large sliding door leads to the west-facing balcony, which offers an AWESOME VIEW and is PERFECT for BBQs this summer. The unit also comes with a HUGE STORAGE ROOM, providing PLENTY of SPACE for all your belongings, a " FUNCTIONAL KITCHEN ", and one " ASSIGNED PARKING STALL ". You will love the beautiful HEATED INDOOR POOL, gym, party room, tennis courts, and bicycle storage. Additionally, the building is protected by security cameras on each floor and the surroundings. This is the perfect property you have been waiting for, offering the lifestyle you deserve. CALL NOW and schedule your private SHOWING before it's gone !!!

Inclusions:

N/A

Property Listed By:

MaxWell Canyon Creek

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









