



THE
A-TEAM

**RE/MAX
FIRST**

4944 DALTON Drive #606, Calgary T3A 2E6

MLS®#: **A2137548**

Area: **Dalhousie**

Listing Date: **06/03/24**

List Price: **\$254,500**

Status: **Pending**

County: **Calgary**

Change: **-\$500, 08-Aug**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **804**
Low Sqft:
Ttl Sqft: **804**

DOM

105
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Storage	Main	4' 0" x 11' 4"
Dining Room	Main	9' 5" x 9' 4"
Balcony	Main	5' 5" x 10' 7"
4pc Bathroom	Main	8' 10" x 6' 1"
Bedroom - Primary	Main	14' 10" x 9' 8"

Room	Level	Dimensions
Entrance	Main	10' 0" x 3' 9"
Living Room	Main	13' 9" x 11' 9"
Kitchen	Main	9' 7" x 8' 11"
Bedroom	Main	11' 4" x 9' 3"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$557

Fee Simple
Fee Freq:
Monthly

M-H2 d225

Legal Desc: **9110973**

Remarks

Pub Rmks: **Prime Location! Just a 5-minute walk to the C-train station, Co-op, and Safeway. This building boasts numerous amenities, including an indoor swimming pool, gym, and tennis court. It's perfect for families and pets (with board approval). Suitable for various lifestyles, this two-bedroom, one-bathroom unit features a spacious in-unit storage with built-in shelving. The location also has bus route to Sir Winston Churchill High School right at the entrance. One of the standout features of this unit is the two assigned parking stalls—one covered and one outdoor. Don't miss out, come take a look!**

Inclusions: **N/A**
Property Listed By: **Kirin Realty & Management Inc.**

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





