



THE
A-TEAM

**RE/MAX
FIRST**

5204 DALTON Drive #315, Calgary T3A 3H1

MLS® #: **A2140493**

Area: **Dalhousie**

Listing Date: **08/01/24**

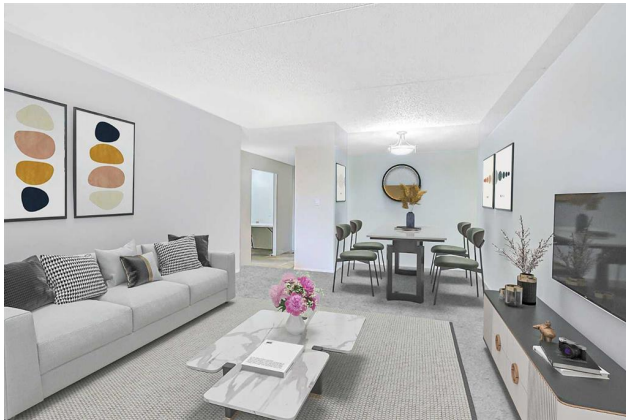
List Price: **\$248,000**

Status: **Pending**

County: **Calgary**

Change: **-\$12k, 08-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **859**
Low Sqft:
Ttl Sqft: **859**

DOM

112
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Heated Garage,Secured,Underground

Utilities and Features

Roof: **Asphalt/Gravel**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony,Garden,Tennis Court(s)**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	10`7" x 4`11"
Dining Room	Main	11`4" x 9`4"
Living Room	Main	11`6" x 14`5"
Storage	Main	8`4" x 3`10"

Room	Level	Dimensions
Bedroom	Main	8`3" x 12`9"
Kitchen	Main	15`9" x 9`11"
Bedroom - Primary	Main	10`5" x 12`9"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$566

Fee Simple

M-H2 d258

Fee Freq:

Monthly

Legal Desc: 8610097

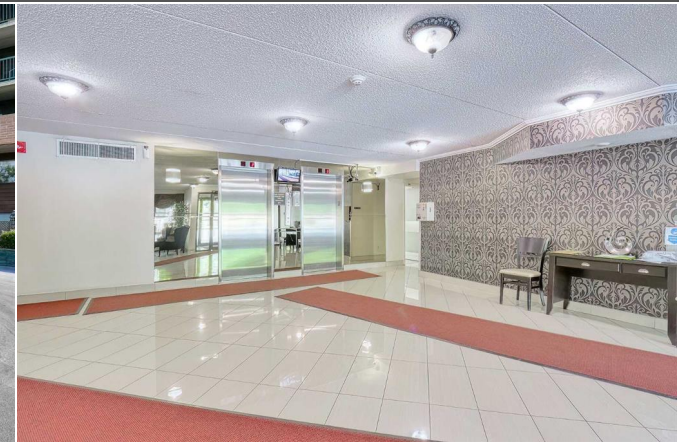
Remarks

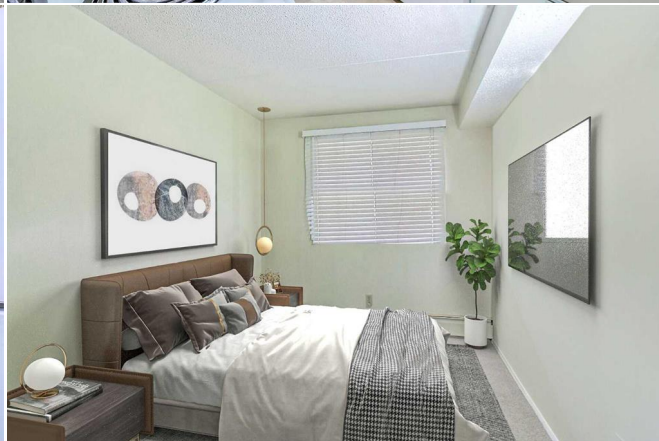
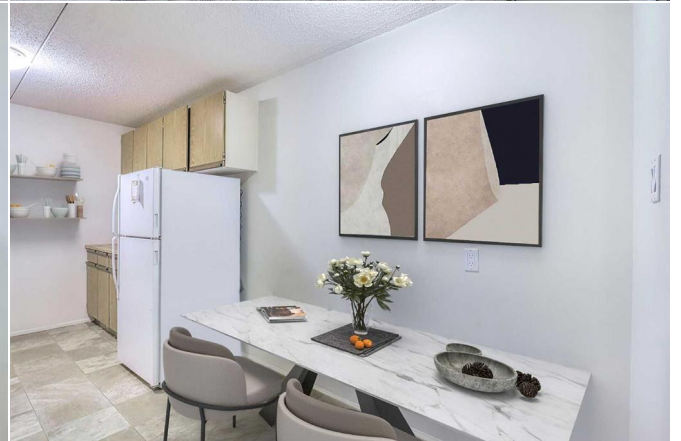
Pub Rmks: **This spacious 2-bedroom, 1-bathroom condo offers comfortable living in a prime location. Step inside and be greeted by a generous living space that leads out to a nice-sized balcony, perfect for enjoying your morning coffee or relaxing in the evening. This well-maintained building boasts an array of amenities to enhance your lifestyle. Stay active in the exercise room, unwind in the dry sauna, or challenge friends in the games room. For social gatherings, the party room is an ideal space, while the library offers a quiet retreat. The convenience of coin laundry and a tennis court adds to the appeal. Your home includes a heated, underground secure parking stall, #217. Condo fees INCLUDE heat, electricity and water, making budgeting a breeze. There is a lovely community garden, curated foyer, inviting hallways and peaceful spots to sit outside and on the grounds. Vista View boasts one of the best locations in the community being minutes to the C-Train, Dalton Park, walkways, pathways, & plenty of amenities including Northland Mall, Market Mall, U of C and more. Whether you are a first time buyer or looking to downsize, this property offers great value and a wonderful place to call home. Don't miss out on this opportunity - schedule a viewing today!**

Inclusions: **Window coverings and blinds, Storage shed on Balcony**

Property Listed By: **CIR Realty**

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









315-5204 Dalton Dr, Calgary, AB

Main Floor Interior Area 859.08 sq ft



PREPARED: 2024/07/24



While regions are excluded from total floor area in iGLIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.