



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4944 DALTON Drive #608, Calgary T3A2E6**

MLS®#: **A2147069**

Area: **Dalhousie**

Listing Date: **07/05/24**

List Price: **\$254,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 22-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary**  
Year Built: **1977**

Finished Floor Area

Abv Sqft: **810**  
Low Sqft:  
Ttl Sqft: **810**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**73**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz: **347**

Access:

Lot Feat:  
Park Feat: **Assigned,Parkade**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony,Tennis Court(s)**

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

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

Room Information

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

Legal/Tax/Financial

Condo Fee:  
**\$582**

Title:  
**Fee Simple**

Zoning:  
**M-H2 d225**

Fee Freq:  
**Monthly**

Legal Desc: **9110973**

Remarks

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Pub Rmks: **INVESTORS AND FIRST TIME HOME BUYERS!! Welcome to this exceptional residence at The Fortress, ideally located in the heart of Dalhousie. This spacious 2-bedroom, 1-bathroom unit spans 810 SQFT., making it one of the largest in the building. Additionally, the condo offers access to amenities such as a heated indoor pool, party room, gym, and tennis court, ensuring a lifestyle of comfort and convenience. Conveniently located near Northland shopping center, 5 mins walk to Bus/LRT station and CO-OP grocery store. Pet friendly unit with board approval.**

Inclusions: **none**  
Property Listed By: **RE/MAX Real Estate (Central)**

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