



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5204 DALTON Drive #806, Calgary T3A 3H1**

MLS® #: **A2149840**      Area: **Dalhousie**      Listing Date: **07/16/24**      List Price: **\$218,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$7k, 31-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1981**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

DOM

**62**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Finished Floor Area

Abv Sqft: **630**  
 Low Sqft:  
 Ttl Sqft: **630**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Underground**

Utilities and Features

Roof:  
 Heating: **Standard,Hot Water**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**  
 Int Feat: **Ceiling Fan(s)**  
 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"			

Legal/Tax/Financial

Condo Fee: **\$400**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq:

**Monthly**

Legal Desc: **8610097**

Remarks

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Pub Rmks: **This attractive one-bedroom, one-bathroom condominium in Dalhousie has laminate flooring, a kitchen, and a four-piece bathroom. The layout is well-designed, with a spacious entryway leading to a private storage room or the heart of the home. The kitchen is functional, offering ample counter and cabinet space, along with a full appliance package. The separate dining area overlooks the bright living room, which leads to a covered deck with views of Dalton Park. The primary bedroom is generously sized, and the condo includes access to various amenities such as heated underground parking, a common laundry room, sauna, fitness area, games room, party room, and a tennis court. The location is convenient, close to public transportation, parks, shopping centers, universities, hospitals, and more. Ideal for first-time buyers, young professionals, and investors. Contact your Realtor for a private showing. \*Investor Alert - Property currently has a tenant in place with a contract that expired on September 30, 2024. The tenant is open to extending the lease agreement.\***

Inclusions: **None**  
Property Listed By: **CIR Realty**

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