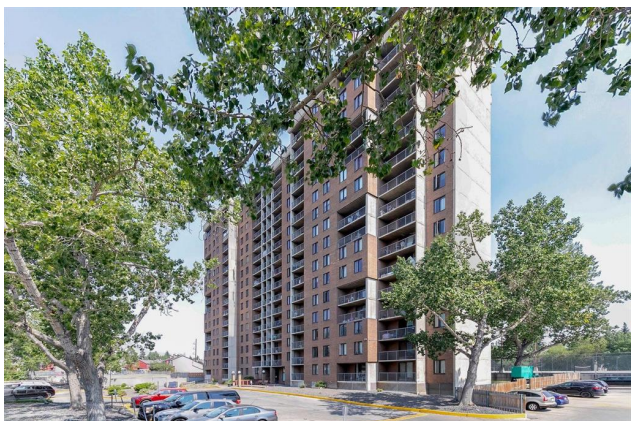


4944 DALTON Drive #610, Calgary T3A 2E6

MLS®#: **A2150338** Area: **Dalhousie** Listing **07/26/24** List Price: **\$255,000**
 Status: **Active** County: **Calgary** Change: **-\$3k, 15-Aug** 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: **800**
 Low Sqft:
 Ttl Sqft: **800**

DOM

52
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat:
 Park Feat: **Parkade**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Tennis Court(s)**
 Construction: **Brick,Concrete**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Oven,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`0" x 4`11"	Kitchen	Main	11`0" x 7`6"
Dining Room	Main	9`1" x 8`8"	Balcony	Main	118`8" x 5`6"
Storage	Main	4`5" x 4`5"	Living Room	Main	12`6" x 12`0"
Bedroom - Primary	Main	14`8" x 9`8"	Bedroom	Main	11`4" x 8`9"

Legal/Tax/Financial

Condo Fee: **\$568** Title: **Fee Simple** Zoning: **M-H2 d225**

Fee Freq:
Monthly

Legal Desc: **9110973**

Remarks

Pub Rmks: **Wonderful and spacious 2 bedroom, 1 bathroom upgraded condo in the Fortress building! Located in a prime north west location in desirable Dalhousie, this 6th floor unit is in meticulous condition with new vinyl plank flooring throughout, new paint, newer dishwasher and fridge, and a completely renovated 4-piece bathroom. This is a great opportunity for investors, first time buyers, empty-nesters and snowbirds! The unit has a great flow opening to a lovely white kitchen with plenty of counter space and storage. The very spacious living room is bright and open with plenty of space for a good-size dining table (or office) and has access to a covered balcony with views for miles. Two bright bedrooms and a 4-piece bathroom with tile bath surround and quartz countertop are tucked at the end of the hallway and a convenient in-unit storage room allows for easy access to all your 'stuff'! The building is close to Crowchild Trail for quick access to anywhere in and out of the City. A quick bus, train or bike ride will get you to the University of Calgary, University District, Children's Hospital and Market Mall. Dalhousie LRT, a major bus hub, grocery stores, shopping and popular restaurants are all within walking distance. This location can't be beaten.. no car necessary but if you do there are 2 assigned parking stalls - one is covered and the other is outdoor. This building has lots of amenities including a fabulous pool with his and her change rooms, a fully equipped gym, coin operated laundry with dozens of machines, bike storage, tennis court, peaceful outdoor gardens and a party room with kitchen. Don't miss out on this great opportunity and wonderful lifestyle opportunity!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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