



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4740 DALTON Drive #40, Calgary T3A 2H4**

MLS®#: **A2150468**

Area: **Dalhousie**

Listing Date: **07/19/24**

List Price: **\$365,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1978**

Finished Floor Area

Abv Sqft: **950**  
Low Sqft:  
Ttl Sqft: **950**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**59**  
Layout  
Beds: **3 (3 )**  
Baths: **1.0 (1 0)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Interior Lot**  
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Composite Siding,Wood Frame**  
Flooring: **Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garburator,Refrigerator,Washer,Window Coverings**  
Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`8" x 8`0"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`6" x 11`4"</b>
<b>Game Room</b>	<b>Basement</b>	<b>15`11" x 10`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>19`2" x 12`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`3" x 8`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`7" x 7`9"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`3" x 4`11"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>16`0" x 9`1"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$424

Fee Simple

M-C1 d75

Fee Freq:

Monthly

Legal Desc: 7810779

Remarks

Pub Rmks: **LOCATION, LOCATION, LOCATION! Welcome to this totally cozy 3 Bedrooms Townhouse in the Desired Community Dalhousie of NW Calgary. It is walking distance to Dalhousie LRT Station, close to the University of Calgary, Buses, several Shopping Malls and just less than 15 minutes driving to SAIT and Downtown. Open the front door, the Laminate Flooring in the entrance is leading to a Spacious Living Room with French Door to the Yard and open to a Functional Bright Kitchen with South Facing Big Windows, Double Sink and New Electric Range. Upstairs you will find a 4-pc Bathroom, a Good Size Master Bedroom, and two Additional Bedrooms. Down to the Basement, a fully finished den and a utility room with a laundry area. Outside, there are newer Hardie Board Siding, Shingles, Windows, Doors and Fences. The assigned Parking Stall is 111 in front of this Building 5. Condo fee is including water, sewer and TV Cable. Pets are allowed with board approval. If you want to get away from the High Rents, or are looking for that Great Next Investment, this is the Right One for You! Call Now!**

Inclusions: Freezer in the basement  
Property Listed By: Homecare Realty Ltd.

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



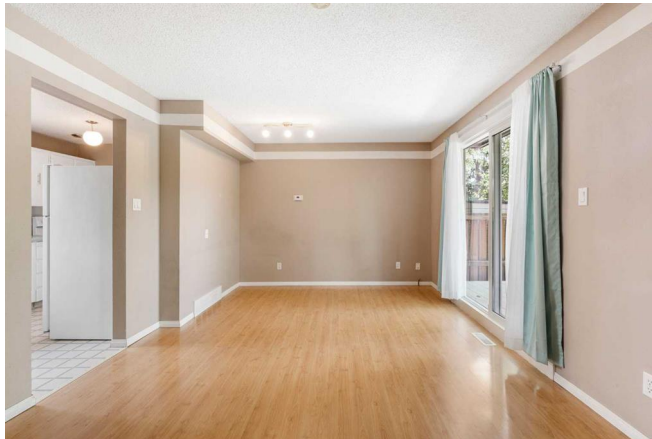
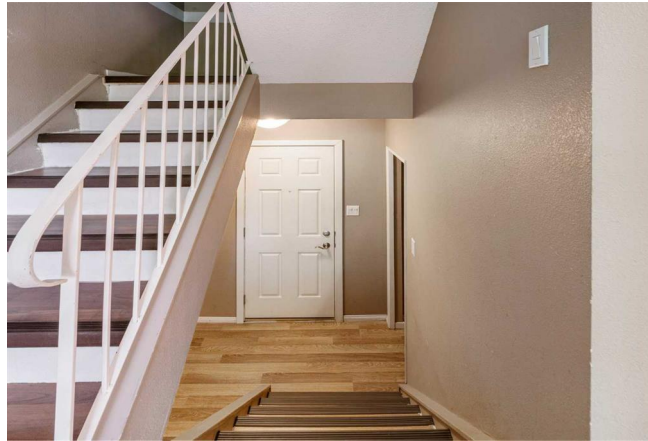
40-4740 Dalton Dr, Calgary, AB

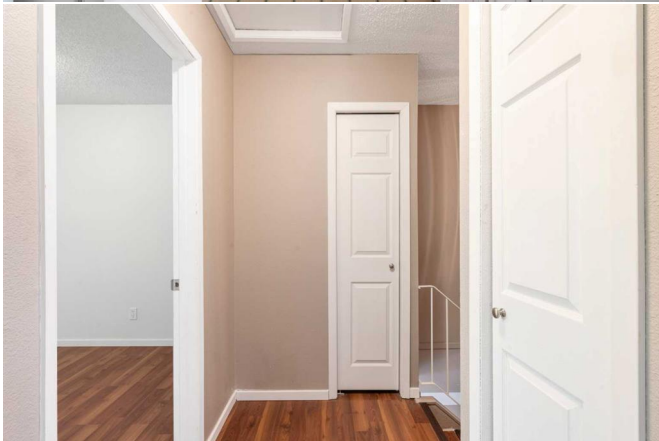
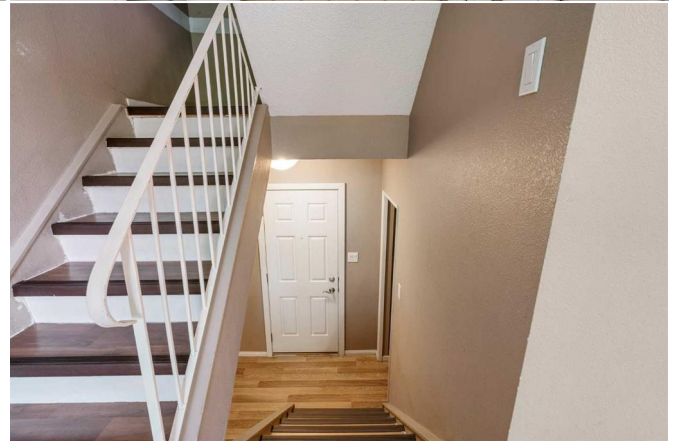
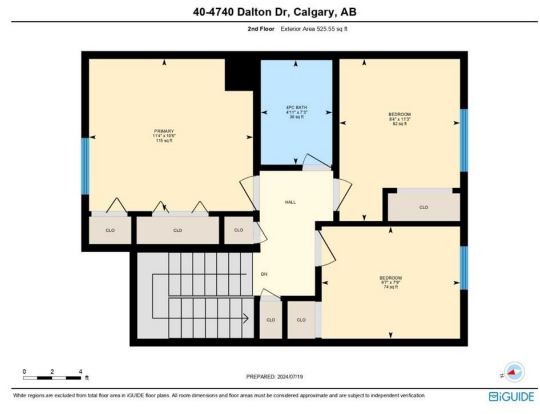
Main Floor Exterior Area 424.85 sq ft

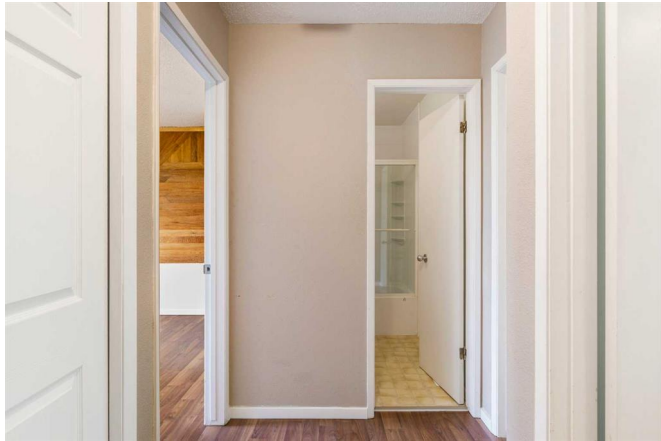


PREPARED: 2024/07/19

Water regions are included from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.







**40-4740 Dalton Dr, Calgary, AB**

Basement (Below Grade) Exterior Area 404.34 sq ft



0 2 4 ft

PREPARED: 2024/07/15



While diagrams are included from floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



