



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5601 DALTON Drive #405C, Calgary T3A 2E2**

MLS®#: **A2154605**      Area: **Dalhousie**      Listing Date: **08/01/24**      List Price: **\$229,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$15k, 07-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1976**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:

Park Feat: **Assigned,Off Street,Stall**

Finished Floor Area

Abv Sqft: **519**

Low Sqft:

Ttl Sqft: **519**

DOM

**48**

Layout

Beds: **1 (1 )**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Stucco**  
 Flooring: **Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Slab**

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`0" x 11`6"	Kitchen	Main	8`0" x 8`0"
Bedroom - Primary	Main	13`0" x 9`0"	Laundry	Main	9`0" x 3`0"
4pc Bathroom	Main	7`0" x 5`0"			

Legal/Tax/Financial

Condo Fee: **\$406**      Title: **Fee Simple**      Zoning: **M-C1 d100**  
 Fee Freq:

**Monthly**

Legal Desc: **9312504**

Remarks

---

Pub Rmks: **Completely Renovated 1 bedroom, 1-bathroom top floor apartment offers 520 square feet of comfortable living space in the highly sought-after community of Dalhousie. Step inside to discover a bright and inviting living area, perfect for relaxing or entertaining guests. The well-appointed new kitchen features quartz countertops, ample cabinet and counter space, making meal preparation a breeze. The master bedroom is generously sized, providing a cozy retreat at the end of the day. The full updated bathroom is conveniently located and easily accessible. Plus, enjoy the added convenience of in-suite laundry, making everyday chores simple and stress-free. One of the standout features of this apartment is its prime location. You'll be within walking distance to the Dalhousie C-Train station, providing quick and easy access to downtown Calgary and beyond. Whether you're a first-time homebuyer, downsizing, or seeking an excellent investment opportunity, this charming apartment has it all. Quiet and well managed complex. Call Today!**

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

---

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