



THE
A-TEAM

**RE/MAX
FIRST**

5601 DALTON Drive #405C, Calgary T3A 2E2

MLS®#: **A2154605**

Area: **Dalhousie**

Listing Date: **08/01/24**

List Price: **\$219,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 24-Oct**

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

142

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
Living Room	Main	14`0" x 11`6"
Bedroom - Primary	Main	13`0" x 9`0"
4pc Bathroom	Main	7`0" x 5`0"

Room	Level	Dimensions
Kitchen	Main	8`0" x 8`0"
Laundry	Main	9`0" x 3`0"

Legal/Tax/Financial

Condo Fee:

\$406

Title:

Fee Simple

Fee Freq:

Zoning:

M-C1 d100

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



