



THE
A-TEAM

**RE/MAX
FIRST**

5204 DALTON Drive #517, Calgary T3A 3H1

MLS® #: **A2168603**

Area: **Dalhousie**

Listing Date: **09/28/24**

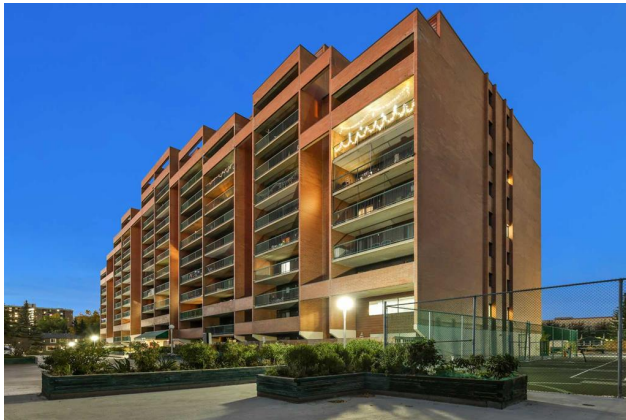
List Price: **\$268,900**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 22-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **908**
Low Sqft:
Ttl Sqft: **908**

DOM

54

Layout

Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

City Lot,Street Lighting

Garage Door Opener,Heated Garage,Parkade,Stall,Underground

Utilities and Features

Roof: **Asphalt/Gravel**
Heating: **Baseboard,Boiler,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Storage**
Utilities: **Cable Available,Electricity Available,Natural Gas Connected,Garbage Collection,Phone Connected,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions
Living/Dining Room Combination	Main	20`2" x 15`8"
Bedroom - Primary	Main	15`3" x 9`7"
Bedroom	Main	10`1" x 9`8"
Storage	Main	8`5" x 4`5"
Balcony	Main	20`4" x 7`9"

Room	Level	Dimensions
Kitchen	Main	10`4" x 10`4"
2pc Ensuite bath	Main	7`7" x 4`5"
Foyer	Main	6`3" x 3`10"
4pc Bathroom	Main	9`5" x 4`11"
Other	Basement	18`6" x 10`3"

Legal/Tax/Financial

Condo Fee:
\$596

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-H2 d258

Legal Desc: **8610097**

Remarks

Pub Rmks: **DISCOVER this SPACIOUS 908 sq. ft. apartment, one of the largest units in the desirable VISTA VIEW Building, located in the VIBRANT Community of DALHOUSIE. Featuring 2 Bedrooms and 1.5 Bathrooms (incl/EN-SUITE), this HOME is designed for COMFORT, + CONVENIENCE. Enjoy the LUXURY of an assigned HEATED UNDERGROUND Parking Stall (18'6" x 10'3") and IN-UNIT STORAGE Room (8'5" x 4'5"). Step out onto your SOUTH-FACING Balcony (20'4" x 7'9") to soak in the SUNSHINE—PERFECT for morning coffee or evening relaxation. The CONDO FEES cover heat, cable, sewer, water, and electricity, making budgeting a breeze. This can also be a GREAT INVESTMENT Opportunity for Tenants. The WELL-MAINTAINED building boasts a variety of AMENITIES (on the East side of the building) incl/an ON-SITE Building Manager, a Party Room for gatherings, Guest Rooms for Visitors, a Fitness Room w/Dry Sauna, a Games room, a Library, Laundry facilities, RV storage, Tennis Courts, + Visitor parking. This Residence shines w/EXTRA windows that flood the space as the natural light makes it CHEERY. The BRIGHT Foyer has a coat closet, while the Kitchen showcases White cabinetry, AMPLE STORAGE, WHITE Appliances, + NEW Glass Tiled Backsplash. Step into the INVITING Living Room/Dining area, designed to maximize FUNCTIONALITY for Entertaining, CREATING a WARM, + WELCOMING Atmosphere. The layout seamlessly connects to the Kitchen, making it EASY to host GATHERINGS or FAMILY meals. Whether you're curling up with a book, enjoying a movie night, or sharing dinner with friends, this VERSATILE space is perfect for all your lifestyle needs. This living and dining area is not just a place to relax—it's the HEART of your NEW home. Enjoy COZY Evenings or make MEMORIES w/LOVED ONES. A STORAGE Room will hold shelving to keep all your items ORGANIZED, + EASY to ACCESS. RETREAT to the Primary bedroom, a SERENE HAVEN designed for RELAXATION. it offers the perfect sanctuary to UNWIND after a long day. With its thoughtful layout, the 2 pc EN-SUITE gives PRIVACY for busy mornings or late-night refreshers. The second bedroom is equally VERSATILE, ideal for guests or as a dedicated home OFFICE. Whether you're working from home or hosting visitors, this room adapts to your needs with ease. The 4 pc Bathroom has a SOAKER Tub for taking time for yourself as you get away from the busyness of your day. An AMAZING LOCATION w/LRT/City Transit to other Communities/Downtown, Schools, Northland Shopping Centre, Grocery Stores, Restaurants, Professional Offices, Dalton Park, + more within WALKING Distance. EASY commute to Crowchild Trail incl/U of C, SAIT. Take Shaganappi Trail to Market Mall, + Hospitals. BOOK your Showing TODAY!!!**

Inclusions: **Ceiling Fan, Intercom**
Property Listed By: **RE/MAX House of Real Estate**

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





