



THE
A-TEAM

**RE/MAX
FIRST**

5601 DALTON Drive #405D, Calgary T3A 2E2

MLS® #: **A2170578** Area: **Dalhousie** Listing Date: **10/03/24** List Price: **\$199,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 29-Oct** Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **544**
 Low Sqft:
 Ttl Sqft: **544**

Lot Information

Lot Sz Ar:
 Lot Shape:

DOM

48
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

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

Access:
 Lot Feat:
 Park Feat: **Assigned, Plug-In, Stall**

Utilities and Features

Roof:
 Heating: **Baseboard, Boiler, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Lighting**

Construction: **Stucco**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`0" x 11`9"	Kitchen	Main	8`2" x 6`9"
Dining Room	Main	8`1" x 5`0"	Bedroom - Primary	Main	10`1" x 15`2"
Laundry	Main	9`4" x 3`4"	Laundry	Main	9`6" x 3`2"
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee:
\$407

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **9312504**

Remarks

Pub Rmks: **Calling all first-time buyers, investors, and those looking to downsize! This 1 bedroom, 1 bathroom unit is ideally situated in the vibrant community of Dalhousie in Northwest Calgary! This top-floor unit offers a bright, open-concept living space, perfect for relaxing or entertaining. The U-shaped kitchen overlooking the LARGE living room/dining area, features UPGRADED MAPLE cabinetry with raised panels. The primary bedroom, 4-Pc bathroom, in-suite laundry, and storage complete the interior. Step out onto your private balcony, the perfect spot to enjoy your morning coffee or unwind after a long day. The building is secure, well-maintained, and fosters a warm, welcoming community atmosphere. Your parking stall is right by the main entrance door with security cameras overlooking the parking area, and lots of lighting providing extra security and peace of mind. With affordable condo fees, this property offers fantastic value for both homeowners and investors alike. Dalhousie's location is unbeatable! Just an 11-minute walk or 3-minute drive to Dalhousie LRT, a 6-minute drive to the University of Calgary, 11 minutes to SAIT, and 4 minutes to the stunning Nose Hill Park, Canada's 4th largest urban park, this condo is central to both recreation and education. Plus, with local shopping, dining, and public transit within walking distance, everything you need is at your fingertips. The short commute to downtown Calgary is a breeze with convenient access to major routes and transit options. Whether you are looking for your first home or a solid investment property, this awesome condo at 5601 Dalton Drive is in a prime location, is a TOP FLOOR unit, has a private balcony, and offers low-maintenance living.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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





