



THE
A-TEAM

**RE/MAX
FIRST**

5601 DALTON Drive #405D, Calgary T3A 2E2

MLS® #: **A2170578**

Area: **Dalhousie**

Listing Date: **10/03/24**

List Price: **\$194,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 02-Jan**

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

111
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>
Living Room	Main	12`0" x 11`9"
Dining Room	Main	8`1" x 5`0"
Laundry	Main	9`4" x 3`4"
4pc Bathroom	Main	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`2" x 6`9"
Bedroom - Primary	Main	10`1" x 15`2"
Laundry	Main	9`6" x 3`2"

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 condo is ideally situated in the vibrant community of Dalhousie! This TOP FLOOR unit features an open-concept living space. The U-shaped kitchen overlooks the LARGE living room/dining area...perfect for entertaining. 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 building's main entrance with security cameras overlooking the parking area, and lots of lighting providing extra security and peace of mind. The complex is located directly across the street from Canadian Tire, Dalhousie Co-op, and other shops, and a short walk to Northland Village Mall. The 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. Perfect property if you're looking for your first home or a solid investment property!**

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

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





