



THE
A-TEAM

**RE/MAX
FIRST**

5204 DALTON Drive #718, Calgary T3A 3H1

MLS® #: **A2171076**

Area: **Dalhousie**

Listing Date: **10/05/24**

List Price: **\$272,500**

Status: **Pending**

County: **Calgary**

Change: **-\$13k, 08-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **900**
Low Sqft:
Ttl Sqft: **900**

DOM

46
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Underground

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony, Garden, Tennis Court(s)**

Construction:

Brick, Concrete

Flooring:

Hardwood, Vinyl

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher, Refrigerator, Stove(s)

Int Feat:

Bookcases, Built-in Features, No Animal Home, No Smoking Home, Pantry, Storage

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`7" x 3`10"	Kitchen	Main	10`2" x 10`9"
Dining Room	Main	16`0" x 6`1"	Living Room	Main	13`2" x 16`0"
4pc Bathroom	Main	9`0" x 4`11"	Storage	Main	8`11" x 3`9"
Bedroom	Main	10`1" x 9`1"	Bedroom - Primary	Main	17`6" x 10`1"
2pc Ensuite bath	Main	7`8" x 3`9"	Balcony	Main	20`3" x 7`9"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$596

Fee Simple

(M-H2d258)

Fee Freq:

Monthly

Legal Desc: 8610097

Remarks

Pub Rmks: **Move-in ready and ready to be yours! This immaculate condo is sure to please in its size, condition, location, storage and layout at an exceptional price just hard to find! Step into this beautiful 2 bedroom 2 bathroom apartment and enjoy newly updated engineered hardwood flooring throughout(2019). All Brand New stainless steel whirlpool appliances such as the Dishwasher, Refrigerator and Stove (2024). As well as new vinyl flooring in the bathroom and large storage/pantry space (2024). Added upgrades include a New Kitchen and Ensuite Faucet, All Light switches, plugs, dimmer controls updated to white, A new dining room light fixture and outdoor deck light, as well as the entire condo just recently repainted, including the ceilings! This condo uniquely features many accessibility upgrades for those that may need such as the entry doors to the bathroom, and both bedrooms widened to 34inch doors. Grab bars installed in both bathrooms as well as for safe transfer at balcony deck. This unit comes with 1 covered and heated underground parking stall and condo fees include everything including heat, water and electricity! Enjoy many friendly neighbours and amenities within that include a dry sauna, a tennis court outside, a well supplied gym, a games room and a party room to entertain your friends and family where hosting larger gatherings comes with ease. Enjoy beautiful views from your large balcony with some extra storage space and many popular stores and shopping centres, walking and biking paths nearby. This building is well managed with diligent care given to its continued maintenance, cleanliness and safety and a wonderful condo board making it a pleasure to live within. Located just 1 train stop away from the University of Calgary and just a 10 -15 min drive into the Downtown Core.**

Inclusions: N/A
Property Listed By: Royal LePage Solutions

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











