



THE
A-TEAM

**RE/MAX
FIRST**

4740 DALTON Drive #10, Calgary T3A 2H4

MLS® #: **A2173256**

Area: **Dalhousie**

Listing Date: **10/16/24**

List Price: **\$369,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1977**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **917**
Low Sqft:
Ttl Sqft: **917**

DOM

35
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Yard**
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Pantry,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Pantry	Main	2`2" x 3`0"	Living Room	Main	12`0" x 11`5"
Dining Room	Main	7`3" x 11`5"	Entrance	Main	5`8" x 3`4"
Kitchen	Main	10`7" x 7`11"	4pc Bathroom	Upper	7`6" x 4`11"
Bedroom - Primary	Upper	10`10" x 11`5"	Bedroom	Upper	9`0" x 8`4"
Bedroom	Upper	7`7" x 9`8"	Furnace/Utility Room	Basement	13`6" x 6`10"
4pc Bathroom	Basement	4`11" x 8`10"	Family Room	Basement	13`7" x 11`2"

Legal/Tax/Financial

Condo Fee: \$411	Title: Fee Simple Fee Freq: Monthly	Zoning: M-C1
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Legal Desc: **7810779**

Remarks

Pub Rmks: **LOCATION, LOCATION, LOCATION! IDEAL FOR INVESTORS AND FIRST TIME HOME BUYERS! Welcome to this well-maintained move-in ready 3-bedroom 2 full bathroom Townhouse with fully developed basement with a full bathroom with a fenced private backyard nestled in the well-maintained Complex of Dalton Square in the mature neighborhood of Dalhousie. A short-walking distance to the LRT, nearby shopping, dining and entertainment, playgrounds and schools, walk and bike trails, off-leash dog walking areas, and a short distance to the University of Calgary, SAIT and Foothills Hospital, providing a perfect blend of convenience and accessibility. The kitchen has upgraded granite countertops with stainless steel appliances. The living room is flooded with natural light from the large patio doors leading to your own private fenced backyard with mature trees. The upper level offers 3 bedrooms and a full bathroom. The finished basement offers another full bathroom, laundry/furnace room and flex area (Multiple use) can used as non-compliant bedroom. You also have the option to lease additional parking stalls for personal use; as well there is plenty of multiple Visitor Parking right next to the unit for your guests. This property is pet-friendly and a great rental property. Don't miss this rare opportunity to own this cash flow townhouse in a prime location. This gem won't last long!**

Inclusions: **NONE**
Property Listed By: **TREC The Real Estate Company**

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

















