



THE
A-TEAM

**RE/MAX
FIRST**

4944 DALTON Drive #913, Calgary T3A 2E6

MLS®#: **A2173562**

Area: **Dalhousie**

Listing Date: **10/18/24**

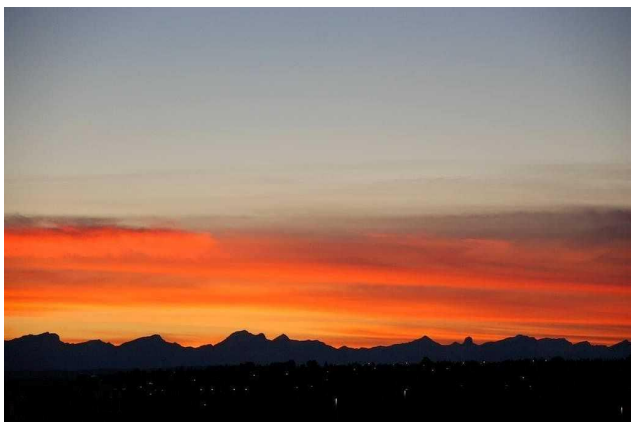
List Price: **\$340,000**

Status: **Active**

County: **Calgary**

Change: **+\$9k, 15-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **885**
Low Sqft:
Ttl Sqft: **885**

DOM

64
Layout
Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **Multi Level Unit**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade,Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Tennis Court(s)**

Construction: **Concrete**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**
Int Feat: **Bidet,Chandelier,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room Level Dimensions
Bedroom - Primary **Second** **15`11" x 14`0"**
4pc Bathroom **Second** **8`3" x 5`0"**
Dining Room **Main** **9`0" x 5`9"**

Room Level Dimensions
Storage **Second** **8`6" x 3`7"**
2pc Bathroom **Main** **7`8" x 4`1"**
Living Room **Main** **15`6" x 7`8"**

Legal/Tax/Financial

Condo Fee: **\$601**
Title: **Fee Simple**
Fee Freq:

Zoning: **M-H2**

Monthly

Legal Desc: 9110973

Remarks

Pub Rmks: **Owner Relocating: Exclusive Duplex Opportunity** Duplexes rarely come to market in this 17-floor, 200+ unit complex, especially since these units are few and unique. This duplex features 1.5 bathrooms and walk-in closets, amenities not found in the other 200 two-bedroom units in the building. It has been expertly redesigned from two bedrooms into one spacious master bedroom. Both floors offer breathtaking views of the Rocky Mountains, providing a serene work-from-home environment and the perfect setting for rejuvenating swim breaks. Dual separate entrances on the 9th and 10th floors enhance privacy, while the addition of a half bath significantly reduces morning congestion and improves convenience for guests. Residents enjoy access to a full-size saltwater pool, a modern fitness center, and two private tennis courts. The Dalhousie LRT station is just a short walk away, with a bus stop conveniently located at the entrance. This duplex boasts features like dual-level living, tennis courts, and covered parking, making it a standout property in Calgary, or anywhere in Alberta.

Inclusions: **Furnished**
Property Listed By: **Rekha Realty**

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

