



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4944 DALTON Drive #913, Calgary T3A 2E6**

MLS®#: **A2173562**

Area: **Dalhousie**

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

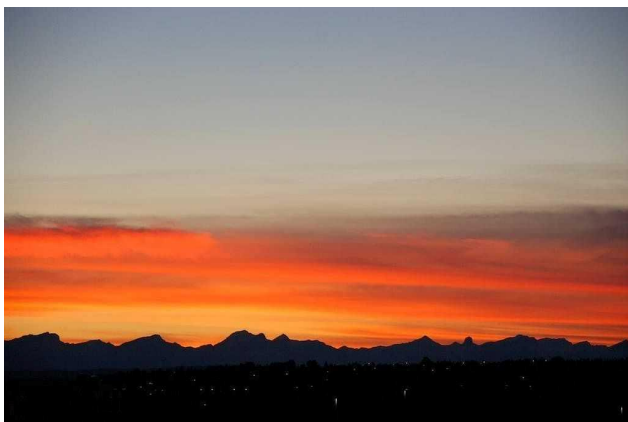
List Price: **\$340,000**

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

**96**  
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

