

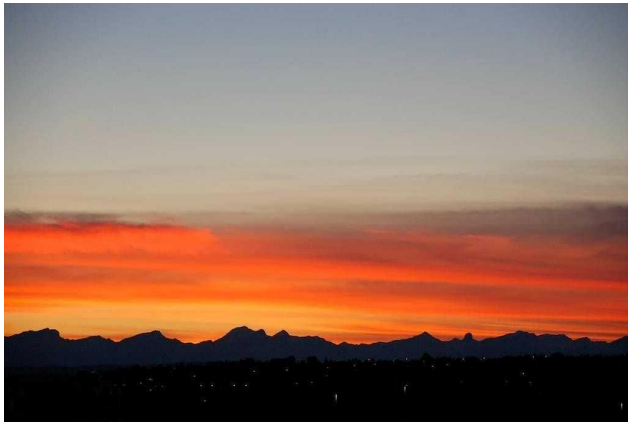


THE
A-TEAM

**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**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

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

Finished Floor Area

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

DOM

33
Layout
 Beds: **1 (1)**
 Baths: **1.5 (1 1)**
 Style: **Multi Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	15`11" x 14`0"	Storage	Second	8`6" x 3`7"
4pc Bathroom	Second	8`3" x 5`0"	2pc Bathroom	Main	7`8" x 4`1"
Dining Room	Main	9`0" x 5`9"	Living Room	Main	15`6" x 7`8"

Legal/Tax/Financial

Condo Fee: **\$601** Title: **Fee Simple** Zoning: **M-H2**
 Fee Freq:

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

