



THE
A-TEAM

**RE/MAX
FIRST**

4944 DALTON Drive #1703, Calgary T3A 2E6

MLS® #: **A2173871**

Area: **Dalhousie**

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

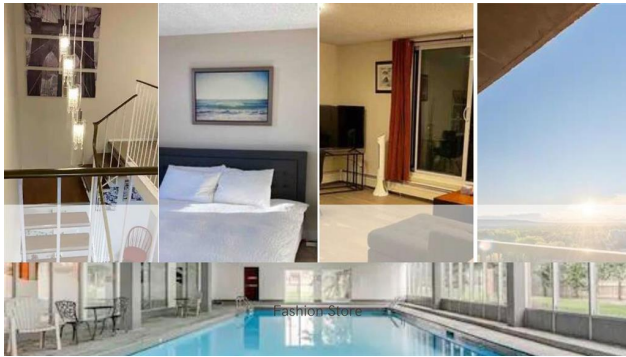
List Price: **\$349,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary**
Year Built: **1977**

Finished Floor Area

Abv Sqft: **861**

Low Sqft:

Ttl Sqft: **861**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

Stall

DOM

33

Layout

Beds: **1 (1)**

Baths: **1.5 (1 1)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator**
Int Feat: **Chandelier, No Animal Home, No Smoking Home, Storage**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|---------------|-----------------------|---------------------|---------------|---------------------|
| Living Room | Second | 15`5" x 11`8" | Kitchen | Second | 8`10" x 7`5" |
| Bedroom - Primary | Main | 15`11" x 14`2" | 2pc Bathroom | Second | 7`6" x 3`11" |
| 4pc Bathroom | Main | 7`4" x 4`11" | | | |

Legal/Tax/Financial

Condo Fee: **\$628**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-H2**

Legal Desc: **9110973**

Remarks

Pub Rmks: **Rarely does a penthouse of this caliber come to market. Located on the 16th and 17th floors of a sought-after 200+ unit complex, this recently renovated penthouse is being sold furnished, ready for immediate move-in. The penthouse has been thoughtfully redesigned to maximize space and includes luxurious amenities such as 1.5 bathrooms and walk-in closets—distinctive features that set it apart from other units. Situated on the topmost floors, it offers awe-inspiring views of the Rocky Mountains, creating a tranquil work-from-home environment and providing perfect breaks with its full-size saltwater pool. Dual separate entrances ensure ultimate privacy and convenience, while the addition of a half bath significantly eases daily routines and enhances guest comfort. Residents enjoy access to top-tier amenities including a modern fitness center and two private tennis courts. With the Dalhousie LRT station just a short walk away and a bus stop at the entrance, commuting is incredibly convenient. Currently listed on Airbnb, this penthouse features dual-level living, tennis courts, and covered parking. It offers an unmatched lifestyle in a refined setting—if you can find another like this at a comparable price, it would be a surprise.**

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

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



