



THE
A-TEAM

**RE/MAX
FIRST**

5204 DALTON Drive #413, Calgary T3A3H1

MLS® #: **A2178532**

Area: **Dalhousie**

Listing Date: **11/11/24**

List Price: **\$259,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **859**
Low Sqft:
Ttl Sqft: **859**

DOM

40

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Heated Garage,Oversized,Parkade,Secured,Stall,Underground

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,Garden,Tennis Court(s)**

Construction:

Brick,Concrete

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Window Coverings**

Int Feat: **No Animal Home,No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	23`11" x 11`6"
4pc Bathroom	Main	5`0" x 10`8"
Bedroom - Primary	Main	12`8" x 10`8"

Room	Level	Dimensions
Kitchen With Eating Area	Main	9`11" x 15`9"
Bedroom	Main	12`8" x 8`1"

Legal/Tax/Financial

Condo Fee:

\$566

Title:

Fee Simple

Zoning:

M-H2 d258

Fee Freq:
Monthly

Legal Desc: **8610097**

Remarks

Pub Rmks: **Welcome to your dream condo, 5204 Dalton Drive NW #413! Nestled in the charming community of Dalhousie in the exceptional Vista View complex, this beautifully updated 2 bedroom, 1 bathroom condo offers both comfort and convenience in a prime location. The unit has been thoughtfully renovated with brand-new stainless steel appliances and fresh, plush carpeting throughout, creating a modern and inviting atmosphere. Enjoy serene views from your private south facing balcony, perfect for unwinding after a busy day. The oversized parking stall provides ample space for your vehicle, adding an extra layer of convenience. The building itself offers a fantastic range of amenities, including a fully-equipped gym, dry sauna, games room, party room, laundry facilities, tennis court, and a library ensuring that every need is met right at your doorstep. Additionally, the condo fees cover all utilities, making budgeting easy and stress-free. This unit also boasts close proximity to the University of Calgary, C-Train, Dalton Park, Northland Mall, Market Mall, downtown and many many more amazing shops and restaurants. Whether you're a first-time buyer, downsizing, or looking for a low-maintenance investment, this property is a must-see!**

Inclusions:
Property Listed By: **N/A
CIR Realty**

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









