



THE
A-TEAM

**RE/MAX
FIRST**

5601 DALTON Drive #404A, Calgary T3A2E2

MLS® #: **A2179638**

Area: **Dalhousie**

Listing Date: **11/19/24**

List Price: **\$199,900**

Status: **Active**

County: **Calgary**

Change: **-\$99, 19-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1976**

Finished Floor Area
Abv Sqft: **541**
Low Sqft:
Ttl Sqft: **541**

DOM

2
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

220 Volt Wiring,Off Street,Parking Pad,Stall

Utilities and Features

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

Construction: **Stucco**
Flooring: **Hardwood,Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Refrigerator,Washer**
Int Feat: **Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`10" x 11`7"
4pc Bathroom	Main	7`8" x 4`11"
Kitchen	Main	8`2" x 6`9"
Storage	Main	9`4" x 3`3"

Room	Level	Dimensions
Bedroom - Primary	Main	15`3" x 9`2"
Dining Room	Main	8`2" x 5`0"
Entrance	Main	6`6" x 3`3"
Balcony	Main	12`0" x 3`5"

Legal/Tax/Financial

Condo Fee:
\$407

Title:
Fee Simple

Zoning:
M-C1

Fee Freq:
Monthly

Legal Desc: **9312504**

Remarks

Pub Rmks: **TOP FLOOR OVERLOOKING A GREEN SPACE! A bright 1-bedroom condo close to amenities in the desirable and established community of Dalhousie. The formal entrance leads to the spacious living room featuring hardwood flooring and sliding doors bringing in loads of natural light from the private south facing balcony. A peaceful escape in the summer months. A well appointed kitchen, large bedroom and renovated 4pc bathroom complete the space. Unit comes with an outside parking stall and affordable Condo Fees. Very secure and well maintained building across the street from Canadian Tire and Co op and a short walk through Dalton park to the Dalhousie Station Shopping Centre. Don't miss this opportunity, call today for your viewing!**

Inclusions:
Property Listed By: **none**
2% Realty

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







