



THE
A-TEAM

**RE/MAX
FIRST**

5601 DALTON Drive #24, Calgary T3A 2E2

MLS® #: **A2181619**

Area: **Dalhousie**

Listing Date: **12/05/24**

List Price: **\$299,777**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **See Remarks**
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **534**
Low Sqft:
Ttl Sqft: **534**

DOM

48
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Bi-Level**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Carpet, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Refrigerator, Washer**
Int Feat: **Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`8" x 10`2"
Kitchen	Main	12`2" x 12`3"
Bedroom	Basement	9`7" x 8`7"
2pc Bathroom	Main	

Room	Level	Dimensions
Dining Room	Main	12`3" x 6`5"
Bedroom - Primary	Basement	12`11" x 10`0"
Bedroom	Basement	8`7" x 7`3"
4pc Bathroom	Basement	

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$457

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 9312504

Remarks

Pub Rmks: **Discover the perfect blend of charm and convenience with this delightful bi-level townhouse, nestled in the heart of Dalhousie - one of Calgary's most sought-after communities. With over 1,000 sqft of developed living space, this home is an excellent choice for families, first-time buyers, or investors. Perfectly situated, it's just steps away from public transportation, top-rated schools, shopping, and an array of parks, ensuring you're always connected to the essentials. As you step inside, you're greeted by the main level's bright and inviting eat-in kitchen, featuring modern stainless steel appliances that make cooking a breeze. The spacious living room becomes the heart of the home, with its oversized windows that bathe the space in natural light and create a warm and welcoming atmosphere. From here, step onto your private deck, an ideal spot for morning coffee, evening relaxation, or hosting gatherings with friends and family. A convenient half bathroom is also located on this level, adding practicality to the layout. Heading to the lower level, you'll find a cozy primary bedroom designed for restful nights, along with two additional well-proportioned bedrooms, perfect for children, guests, or a home office. A full 4-piece bathroom serves this level, offering both functionality and comfort. This home has been thoughtfully maintained and updated over the years, boasting newer windows, exterior doors, roof shingles, a furnace, and a hot water tank. These upgrades provide added value and peace of mind, ensuring the home is move-in ready. Located in one of Calgary's most desirable neighborhoods, this property combines an excellent location with timeless appeal. Whether you're drawn by its proximity to amenities or the charm of its design, this townhouse is an opportunity you won't want to miss. Perfect Choice for first-time homebuyer, downsizing, or seeking an investment opportunity, this townhouse offers unbeatable value in a location that combines urban convenience with suburban tranquility. Don't miss this incredible opportunity to own a home in Dalhousie! Schedule your viewing today and experience the lifestyle this wo**

Inclusions: N/A
Property Listed By: RE/MAX Complete Realty

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







