



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4944 DALTON Drive #1510, Calgary T3A 2E6**

MLS® #: **A2182530**

Area: **Dalhousie**

Listing Date: **12/06/24**

List Price: **\$229,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1977**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **797**  
Low Sqft:  
Ttl Sqft: **797**

DOM

**47**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Stall**

Utilities and Features

Roof:  
Heating: **Baseboard,Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Tennis Court(s)**

Construction: **Brick,Concrete**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Refrigerator**  
Int Feat: **Laminate Counters,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 8`2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 8`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`10" x 9`2"</b>	<b>Balcony</b>	<b>Main</b>	<b>5`9" x 11`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`5" x 10`9"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`3" x 9`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`7" x 12`7"</b>			

Legal/Tax/Financial

Condo Fee: **\$565**  
Title: **Fee Simple**

Zoning: **M-H2**

Legal Desc: 9110973

Fee Freq:  
Monthly

Remarks

Pub Rmks: **This 2 bedroom unit offers 800 square feet and is priced and primed for a renovation. Located on the 15th floor of the Fortress building, offering excellent views of the greenspace & downtown from the balcony, making it a premium unit within the complex. Building amenities include a gym, heated indoor pool, recreation room with lounge area and kitchen, laundry rooms & outdoor racquet courts. The Fortress is within close proximity to all the fantastic amenities Dalhousie has to offer, including Dalhousie shopping center, Northland mall, Sir Winston Churchill Highschool, Dalhousie LRT, Canadian Tire & CO-OP Shopping and just a short distance to the University of Calgary.**

Inclusions: **None**  
Property Listed By: **RE/MAX Real Estate (Central)**

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







