



THE
A-TEAM

**RE/MAX
FIRST**

4740 DALTON DR, CALGARY Drive #10, Calgary T3A 2H4

MLS®#: **A2182841**

Area: **Dalhousie**

Listing Date: **12/09/24**

List Price: **\$375,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **9,716 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape**
Park Feat: **Stall**

DOM

12
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Range,Dishwasher,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Pantry	Main	7`3" x 9`10"
Dining Room	Main	23`11" x 37`9"
Kitchen	Main	35`1" x 23`4"
Bedroom - Primary	Upper	33`2" x 37`9"
Bedroom	Upper	25`3" x 32`2"
4pc Bathroom	Basement	13`6" x 26`7"

Room	Level	Dimensions
Living Room	Main	39`4" x 37`9"
Entrance	Main	19`0" x 11`2"
4pc Bathroom	Upper	24`11" x 13`6"
Bedroom	Upper	29`6" x 27`7"
Furnace/Utility Room	Basement	44`7" x 20`0"
Family Room	Basement	44`11" x 36`9"

Legal/Tax/Financial

Condo Fee:
\$408

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7810779**

Remarks

Pub Rmks: **LOCATION, LOCATION, LOCATION! Welcome to this cozy 3 Bedrooms Townhouse in the desired Community of Dalhousie in NW Calgary. It is walking distance to Dalhousie LRT Station, close to the University of Calgary, buses, several Shopping Malls and less than 15 minutes drive to SAIT and Downtown. Open the front door, the Laminate Flooring in the entrance leads to a Spacious Living Room with French Door to the yard and to a functional bright Kitchen with big Windows. Upstairs you will find a 3-pc Bathroom, a primary bedroom, and two additional bedrooms. Down to the Basement, a fully finished den, a 3 pcs bath and a utility room with a laundry area. Condo fee is including water and sewer. If you are a first time buyer or want to get away from the high Rents, or looking for that great Next Investment, this is the Right One for You! The Assigned Parking Stall is number 50**

Inclusions:
Property Listed By: **N/A
Real Broker**

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







