



THE
A-TEAM

**RE/MAX
FIRST**

4944 DALTON DRIVE NW Drive #314, Calgary T3A 2E3

MLS®#: **A2182878**

Area: **Dalhousie**

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

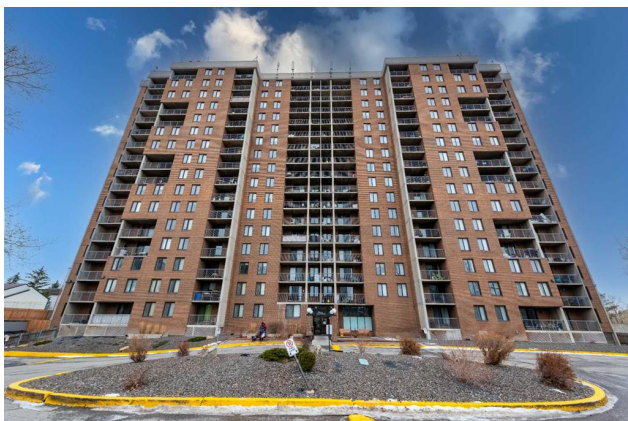
List Price: **\$244,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 19-Dec**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **697**
Low Sqft:
Ttl Sqft: **697**

DOM

12
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Assigned,Stall**

Utilities and Features

Roof:
Heating: **Baseboard,Boiler,Hot Water**
Sewer:
Ext Feat: **Courtyard,Tennis Court(s)**

Construction: **Brick,Concrete**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Window Coverings**
Int Feat: **Built-in Features,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`4" x 5`1"	Bedroom	Main	9`9" x 9`10"
Bedroom - Primary	Main	13`2" x 9`7"	Foyer	Main	10`6" x 10`2"
Kitchen	Main	7`4" x 7`8"	Living Room	Main	16`5" x 15`1"
Storage	Main	4`1" x 7`9"			

Legal/Tax/Financial

Condo Fee:
\$481

Title:
Fee Simple

Zoning:
M-H2

Fee Freq:
Monthly

Legal Desc: **9110973**

Remarks

Pub Rmks: **You'll love this condo for so many reasons! The west-facing balcony invites abundant natural light and offers stunning sunset views, creating a warm and inviting atmosphere. With only one shared wall, you can enjoy exceptional peace and privacy. The condo has been recently refreshed with modern updates, giving it a contemporary and stylish feel. The building boasts fantastic amenities, including an indoor pool, fitness center, and more, providing convenience and leisure right at your doorstep. Plus, the prime location is hard to beat—just one block from the C-Train station and close to shopping, parks, and green spaces. This condo truly has it all! This beautiful 2-bedroom, 1-bathroom condo offers the best in condo living! As you step inside, you'll find a spacious storage room to your left, perfect for keeping things tidy. Straight ahead, the cozy kitchen greets you with updated countertops and a stylish backsplash. The open-concept living and dining area is perfect for entertaining, relaxing, or hosting family dinners. The private balcony off the living room provides extra privacy and floods the space with natural light. The 4-piece bathroom includes a tub for unwinding after a long day, plus plenty of cabinet space. Both bedrooms are bright and airy—one faces west, and the other overlooks the building's tennis courts to the east.**

Inclusions: **N/A**
Property Listed By: **First Place Realty**

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

