



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4835 DALHOUSIE Drive #202, Calgary T3B 5J4**

MLS®#: **A2183684**

Area: **Dalhousie**

Listing Date: **12/17/24**

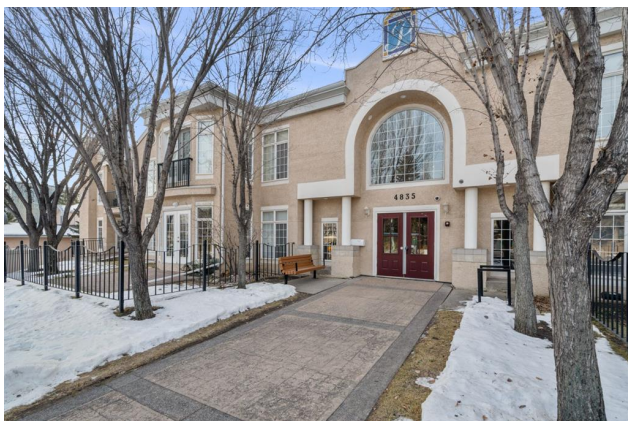
List Price: **\$425,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1997**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **1,170**  
Low Sqft:  
Ttl Sqft: **1,170**

DOM

**4**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard,Fireplace(s)**  
Sewer:  
Ext Feat: **Balcony,Storage**

Construction: **Mixed,Wood Frame**  
Flooring: **Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Bookcases,Closet Organizers,Elevator,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

| Room                     | Level       | Dimensions            | Room                    | Level       | Dimensions           |
|--------------------------|-------------|-----------------------|-------------------------|-------------|----------------------|
| <b>3pc Bathroom</b>      | <b>Main</b> | <b>8`7" x 7`9"</b>    | <b>4pc Ensuite bath</b> | <b>Main</b> | <b>13`6" x 11`9"</b> |
| <b>Bedroom</b>           | <b>Main</b> | <b>10`10" x 11`0"</b> | <b>Dining Room</b>      | <b>Main</b> | <b>9`8" x 17`3"</b>  |
| <b>Kitchen</b>           | <b>Main</b> | <b>12`3" x 12`2"</b>  | <b>Living Room</b>      | <b>Main</b> | <b>14`3" x 14`5"</b> |
| <b>Bedroom - Primary</b> | <b>Main</b> | <b>19`5" x 13`8"</b>  | <b>Storage</b>          | <b>Main</b> | <b>7`10" x 3`1"</b>  |

Legal/Tax/Financial

Condo Fee:  
**\$838**

Title:  
**Fee Simple**

Zoning:  
**DC**

Fee Freq:  
**Monthly**

Legal Desc: **9710041**

Remarks

Pub Rmks: **Welcome to this rare gem nestled in the sought-after northwest community of Dalhousie. Situated on the top floor of an exclusive 18+, low-density building with only 16 units, this 1,170sq. ft. end unit offers privacy, elegance, and modern comfort. The building itself has a luxurious feel as you enter and features a sweeping curved staircase and tasteful decor. A private foyer welcomes you into the unit and opens to a floorplan filled with natural light and airiness thanks to an abundance of large windows and tall ceilings. The stunning modern white kitchen is a chef's delight with stainless steel appliances, lots of counter space and a layout perfect for cooking and entertaining. When the weather allows, step out onto the covered balcony, a peaceful spot to enjoy your morning coffee or unwind after a long day. The living room invites relaxation, with its cozy gas fireplace surrounded by stylish built-in shelving and the dedicated dining area is large enough to accommodate sizable dinner parties. The condo boasts two spacious bedrooms, including a luxurious primary suite with a walk-in closet, extra linen storage, and an ensuite complete with a soaking tub and separate shower. The second bedroom, versatile as a home office or guest room, is conveniently located near the additional 3-piece bathroom where you will also find the in-suite laundry. The unit has a staggering amount of storage closets and in addition there is a massive storage unit in the underground parking garage located right in front of your two titled side by side parking stalls. Amazing value! The condo is located just steps from Dalhousie Station where you will find all kinds of shopping, restaurants, Starbucks and a grocery store. The Dalhousie LRT station is a short walk away and there is a bus stop located right outside the building. For walking or biking enthusiasts there are numerous pathways to explore. The building is well managed and has a very attentive board. Units in this building don't come to market very often - don't miss the chance to call this wonderful condo your home!**

Inclusions:  
Property Listed By: **Dining table & bedroom furniture can be purchased  
CIR Realty**

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







