



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4944 DALTON Drive #105, Calgary T3A 2E6**

MLS® #: **A2184044**

Area: **Dalhousie**

Listing Date: **12/19/24**

List Price: **\$254,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 26-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1980**

Finished Floor Area

Abv Sqft: **777**  
Low Sqft:  
Ttl Sqft: **777**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**33**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Stall**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony,Courtyard,Tennis Court(s)**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**  
Int Feat: **No Animal Home,No Smoking Home,Soaking Tub,Storage**  
Utilities:

Room Information

Room  
**Bedroom - Primary**  
**4pc Bathroom**

Level  
**Main**  
**Main**

Dimensions  
**15`9" x 9`2"**  
**7`7" x 4`11"**

Room  
**Bedroom**  
**Living Room**  
Legal/Tax/Financial

Level  
**Main**  
**Main**

Dimensions  
**10`0" x 12`6"**  
**13`9" x 11`9"**

Condo Fee:  
**\$524**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-H2**

Legal Desc: **9110973**

Remarks

Pub Rmks: **Owner relocating! Experience the Best of Both Worlds! This ground-floor two-bedroom apartment combines the cozy feel of a single-family home with the conveniences of multi-story living. Enjoy direct views of the land from the west-facing patio, offering the charm of a private yard. Its ground-level location provides unmatched convenience, including the shortest access to the building's saltwater indoor pool and gym. Additional amenities include two tennis courts and a Social Room for gatherings. The location is unbeatable, with walking access to Dalhousie Station and a bus stop at the complex entrance. Inside, the apartment features updated stainless steel appliances (dishwasher, electric stove, hood fan - all installed in 2022) and modern bi-fold closet doors. Currently rented to a wonderful family at \$2,075/month furnished, who would love to stay if given the option.**

Inclusions:  
Property Listed By: **Unit comes furnished.**  
**Rekha Realty**

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







