



THE
A-TEAM

**RE/MAX
FIRST**

4935 DALTON Drive #503, Calgary T3E 2E5

MLS®#: **A2185971**

Area: **Dalhousie**

Listing Date: **01/09/25**

List Price: **\$549,900**

Status: **Pending**

County: **Calgary**

Change: **-\$19k, 28-Jan**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,493**
Low Sqft:
Ttl Sqft: **1,493**

Private

Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached

DOM

44

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Lighting, Private Entrance, Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer**
Int Feat: **Breakfast Bar, Closet Organizers, Double Vanity, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Lower	6`7" x 6`0"	Game Room	Lower	15`1" x 9`3"
2pc Bathroom	Second	7`4" x 2`6"	Breakfast Nook	Second	10`10" x 12`1"
Dining Room	Second	10`10" x 8`4"	Kitchen	Second	9`4" x 14`2"
Living Room	Second	12`9" x 16`4"	3pc Ensuite bath	Third	4`6" x 9`5"
4pc Bathroom	Third	4`11" x 9`6"	Bedroom	Third	9`11" x 14`1"
Bedroom	Third	8`10" x 10`9"	Bedroom - Primary	Third	16`6" x 13`2"

Legal/Tax/Financial

Condo Fee:
\$354

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-H1

Legal Desc: **7710814**

Remarks

Pub Rmks: **Welcome home to this stunningly renovated 3-bedroom, 2.5-bath townhouse, perfectly situated in the desirable community of Dalhousie! Boasting modern updates and thoughtful design, this home offers comfort, convenience, and style. Step inside to find durable and stylish vinyl plank flooring throughout, complemented by an abundance of natural light from the brand-new windows installed throughout the property. The heart of the home, the kitchen, is complete with sleek quartz countertops, modern cabinetry, and ample workspace. This area flows seamlessly out to a private, fenced backyard with a spacious patio, ideal for enjoying summer evenings or hosting guests. The open concept living and dining area is a great place to relax in the ambiance of the electric fireplace. Upstairs, you'll find three generously sized bedrooms, including a bright primary suite with a beautifully updated ensuite bathroom with a walk-in closet. Additional highlights include a convenient attached 1-car garage, perfect for secure parking and extra storage, and a main-floor powder room for guests. This home is just minutes from shopping, highway access, public transit, and the University of Calgary, making it ideal for families, students, or professionals. Move-in ready and designed for easy living—don't miss your chance to own this beautifully updated townhouse in a prime location!**

Inclusions:
Property Listed By: **None**
RE/MAX First

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







