



THE
A-TEAM

**RE/MAX
FIRST**

5601 DALTON Drive #207B, Calgary T3A 2E2

MLS® #: **A2186008**

Area: **Dalhousie**

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

List Price: **\$243,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1976**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **738**
Low Sqft:
Ttl Sqft: **738**

DOM

12
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz: **0**

Access:

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

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Range,Refrigerator,Window Coverings**
Int Feat: **Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`5" x 11`4"
Kitchen	Main	7`8" x 5`8"
Bedroom	Main	14`10" x 7`11"
4pc Bathroom	Main	7`9" x 4`10"

Room	Level	Dimensions
Dining Room	Main	9`7" x 8`0"
Bedroom - Primary	Main	14`10" x 8`11"
Storage	Main	11`2" x 3`5"

Legal/Tax/Financial

Condo Fee: **\$554**

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

Zoning: **M-C1**

Legal Desc: **9312504**

Remarks

Pub Rmks: **Updated 2-bedroom in desirable Dalhousie. Ideal for first-time buyers or for investment. Open floorplan. Large living room and balcony facing green area with mature trees. Spacious dining room, two good-sized bedrooms. Functional kitchen with ample cabinet space and stone veneer backsplash, modern 4-piece bathroom. In-suite storage. Also in-suite laundry hook-ups. All you need is to shop for a machine. 2023 roof and insulation. 2014 windows and doors. Excellent location close to LRT, bus, CO-op, Northland Mall, schools and playgrounds. A must to see!**

Inclusions: **None**

Property Listed By: **Grand Realty**

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





