



THE
A-TEAM

**RE/MAX
FIRST**

4935 DALTON Drive #703, Calgary T3A 2E5

MLS® #: **A2191146**

Area: **Dalhousie**

Listing Date: **01/30/25**

List Price: **\$479,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,540**
Low Sqft:
Ttl Sqft: **1,540**

DOM

23
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Garden,Landscaped,Low Maintenance Landscape,No Neighbours Behind,Private,Treed**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Storage**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`10" x 3`0"
Kitchen	Main	11`10" x 10`0"
Dining Room	Main	9`6" x 8`5"
Bedroom - Primary	Upper	12`5" x 14`4"
3pc Ensuite bath	Upper	7`10" x 4`6"
4pc Bathroom	Upper	7`10" x 4`11"
Bedroom	Upper	13`11" x 9`11"

Room	Level	Dimensions
Sunroom/Solarium	Main	5`6" x 9`11"
Breakfast Nook	Main	7`9" x 8`0"
Living Room	Main	18`1" x 11`10"
Walk-In Closet	Upper	7`0" x 5`5"
Laundry	Upper	5`6" x 3`0"
Bedroom	Upper	10`0" x 9`11"
Entrance	Basement	9`9" x 8`10"

**Flex Space
Furnace/Utility Room**

**Basement
Basement**

**17`3" x 8`6"
3`10" x 11`0"**

Den

Basement

9`0" x 10`5"

Legal/Tax/Financial

Condo Fee:
\$347

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-H1

Legal Desc: **7710814**

Remarks

Pub Rmks: **Located in the heart of Dalhousie! Mins away from c-train and many other bus routes. Mins away from UofC and shopping centres! Recent upgrades including main and second floor vinyl planks, quartz countertops, stove, and microwave. Spacious open concept living / dining room complemented by a wood burning brick fireplace. A sliding patio door leads to a private backyard with mature trees and newer deck (2021). Kitchen with lots of cupboards, new quartz countertop, dishwasher (May 2022), new stove, new microwave, large eating nook area and vinyl floors. Versatile bright sunroom can be used as a den. Master bedroom with an updated three piece ensuite with tile flooring and walk-in closet. Two nice sized bedrooms, another updated main bathroom, and in-suite washer & dryer complete the third level. Attached insulated single garage with a second parking space on the driveway. Ample visitors parking available. The roof was replaced approx. 10 years ago. Great complex with a healthy reserve funds and friendly neighbours. Within walking distance to bus stops, shopping malls, Coop, Safeway, minutes to the Dalhousie LRT Station, close to the University.**

Inclusions:
Property Listed By: **n/a
Homecare Realty Ltd.**

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













