



THE
A-TEAM

**RE/MAX
FIRST**

5601 DALTON Drive #208C, Calgary T3A 2E2

MLS® #: **A2192310**

Area: **Dalhousie**

Listing Date: **02/04/25**

List Price: **\$243,500**

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: **727**
Low Sqft:
Ttl Sqft: **727**

DOM

77

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Courtyard,Playground**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Range Hood,Refrigerator,Stove(s),Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`5" x 11`5"
Kitchen	Main	7`10" x 7`9"
Bedroom	Main	12`6" x 8`0"
4pc Bathroom	Main	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`5" x 9`7"
Bedroom - Primary	Main	12`6" x 8`10"
Storage	Main	11`2" x 3`5"

Legal/Tax/Financial

Condo Fee:
\$605

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **9312504**

Remarks

Pub Rmks: **Amazing 2 Bedroom End Unit Condo close to Dalhousie C-Train Station and Shopping! This lovely apartment on Second Floor has an open-concept living space overlooks common green space with mature trees and Dalton Park, an adjacent dining room with tons of natural light from the added window. The floor plan is completed with 2 generously sized bedrooms, a 4-piece bathroom and a large storage room offers tons of in-unit storage. Major improvements to the complex include new exteriors (2023-2024), new windows and doors (2014), a new roof (2013). A fabulous location situated right in the heart of Dalhousie, quick walk to the Calgary Co-op, Canadian Tire, super close to schools, Northland Mall, the University of Calgary, Market Mall, Foothills and Children's Hospital. This unit is ideal home for University students, first time buyers, investors or anyone who simply likes to walk to tons of amenities.**

Inclusions:
Property Listed By: **N/A**
Jessica Chan Real Estate & Management Inc.

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









