



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5601 DALTON Drive #102B, Calgary T3A 2E2**

MLS® #: **A2193536**

Area: **Dalhousie**

Listing Date: **02/09/25**

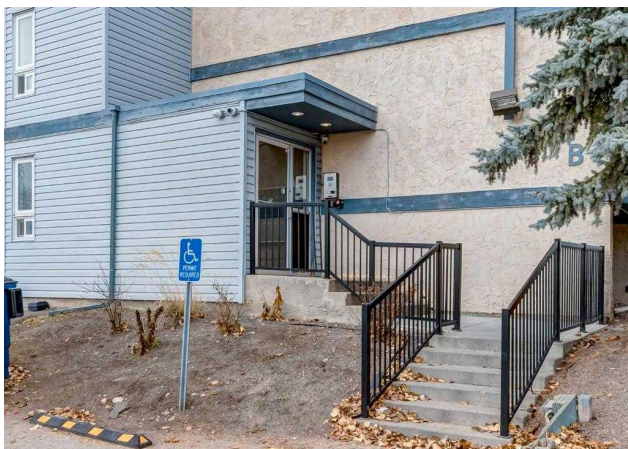
List Price: **\$237,999**

Status: **Active**

County: **Calgary**

Change: **-\$1,000, 31-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary**  
Year Built: **1976**

Finished Floor Area

Abv Sqft: **730**  
Low Sqft:  
Ttl Sqft: **730**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**55**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**  
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**  
Utilities: **Electricity Connected,Heating Paid For,Water Paid For**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>31`5" x 24`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>48`11" x 26`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>44`3" x 39`1"</b>
<b>Storage</b>	<b>Main</b>	<b>36`1" x 11`3"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>25`8" x 26`3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>25`5" x 16`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>48`11" x 29`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$604**

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

Zoning:  
**M-C1 d100**

Legal Desc: **9312504**

Remarks

Pub Rmks: **2 Bed, Full Bathroom, Kitchen, Dining area, Living, Storage, and a cemented patio accessible from inside of the unit. Enjoy your barbecues in Summer and winter. End unit, with living room & huge south windows facing lots of trees. Private parking place, and across the street from Co-op and Canadian Tire, close to Dalhousie C-Train Station and bus stop. Many schools in the area, one of the top-rated & designated schools Sir Winston Churchill at 5 minutes walking distance, HD Cartwright and West Dalhousie schools are also designated. University and hospital nearby too. Major renovations to the building have been done recently, all exterior & roofing, The plumbing in the apartment was changed in 2024 May. So. no worries for years to come. Amazing opportunity for first time buyers, investors, or someone who likes to live across all amenities. The condo is professionally maintained with a monthly fee of 553 until March and will be 604 from April 2025, so for years hopefully there will be no more increases. The renovations are done and condo has a very strong reserve fund. Documents could be provided. you just pay for light, and everything else is covered like Gas, heat, water, sewer, garbage, Recycling and storm water. condo management handles Repair, maintenance, Janitorial, Hvac, Landscaping, Snow Removal, Fire safety & Insurance for building and all common areas. please contact your favorite realtor.**

Inclusions: **NA**  
Property Listed By: **Real Estate Professionals Inc.**

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



