



THE
A-TEAM

**RE/MAX
FIRST**

5204 DALTON Drive #212, Calgary T3A 3H1

MLS® #: **A2193598**

Area: **Dalhousie**

Listing Date: **02/20/25**

List Price: **\$258,852**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Finished Floor Area

Abv Sqft: **862**
Low Sqft:
Ttl Sqft: **862**

DOM

42
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Gated,Parkade,RV Access/Parking,Secured,Stall,Underground

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,Garden,Tennis Court(s)**

Construction:

Brick,Concrete

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Stove,Range Hood,Refrigerator

Int Feat:

Storage

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`8" x 11`5"
Kitchen	Main	9`2" x 7`7"
Dining Room	Main	9`3" x 5`4"
Breakfast Nook	Main	9`10" x 6`6"
Bedroom - Primary	Main	12`1" x 8`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	12`1" x 8`1"
Foyer	Main	7`9" x 3`8"
4pc Bathroom	Main	9`6" x 5`0"
Balcony	Main	20`5" x 7`10"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$578

Fee Simple

M-H2

Fee Freq:

Monthly

Legal Desc:

8610097

Remarks

Pub Rmks: **212, 5204 Dalton Drive NW | 862 SF Two Bedrooms, One Bath | Spacious Kitchen & Living Room With Patio Doors Leading To Balcony | No Inside Pictures as Tenant Occupied.**

Inclusions: **N/A**

Property Listed By: **Real Broker**

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