



THE
A-TEAM

**RE/MAX
FIRST**

4740 DALTON Drive #82, Calgary T3A 2H4

MLS® #: **A2197380**

Area: **Dalhousie**

Listing Date: **02/26/25**

List Price: **\$349,990**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 12-Mar**

Association: **Fort McMurray**



General Information

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

Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **916**
Low Sqft:
Ttl Sqft: **916**

DOM

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Yard**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Composite Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	10`6" x 6`10"
Laundry	Main	5`2" x 8`4"
4pc Bathroom	Second	7`3" x 8`6"
Bedroom - Primary	Second	13`2" x 9`4"

Room	Level	Dimensions
Kitchen	Main	7`11" x 8`5"
Living Room	Main	15`3" x 11`4"
Bedroom	Second	9`7" x 8`6"
Den	Second	6`3" x 6`9"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$305

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc:

7810779

Remarks

Pub Rmks:

Discover this inviting and immaculate 2-bedroom townhouse in sought-after Dalhousie, a perfect opportunity for first-time buyers or savvy investors. Enjoy the convenience of a large, private fenced yard and a bright, open living space. Upstairs, you'll find two comfortable bedrooms, a full bath, and a large storage room that could be used as a den. The spacious main floor features a sunny living room, kitchen, and dining area, offering comfortable living. Plus, the Dalhousie LRT station is just a 3-minute stroll, providing effortless commuting for professionals and students alike. Benefit from proximity to schools, shopping at Northland Mall, the Crowfoot YMCA, and everyday amenities. This well-maintained, pet-friendly complex boasts significant exterior upgrades over the past decade, including the roof, siding, windows, doors, and fences, ensuring peace of mind. Check out the virtual tour or book your private showing today!

Inclusions:

all furniture can be included

Property Listed By:

2% Realty

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







