



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**104A, 5601 Dalton Drive NW
Calgary, Alberta**

MLS # A2215978



\$214,900

Division:	Dalhousie		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	538 sq.ft.	Age:	1976 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 398
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1 d100
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: none

Attention first time buyers and investors! Here is a FULLY RENOVATED one bed one bath condo with a PRIVATE PATIO in the desirable community of Dalhousie! With many features and UPGRADES including GRANITE COUNTERTOPS, laminate flooring, a fully UPDATED KITCHEN and stainless steel appliances this property checks all the boxes for those looking for affordability in a desirable community. The open concept provides ample space and the updated kitchen is complimented by the den / office that can also be used for your storage needs. The bedroom is spacious and comfortable and the bathroom was fully renovated with updated tile floors, NEW VANITY with STONE COUNTERTOPS and UPDATED FIXTURES! The private patio is quiet and SOUTH FACING, and the nearby Dalton park and playground are perfect for an evening stroll. The assigned parking stall #132 is conveniently located in front of the main entrance. This location is truly WALKABLE with the nearby CO-OP , Canadian Tire and all manners of restaurants and shopping as well as close proximity to the U of C. Transit is a breeze with both the LRT and Bus options literally at your doorstep. This updated and renovated home will not disappoint! Book your showing today!