



**GRASSROOTS**  
REALTY GROUP

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**303, 5204 Dalton Drive NW  
Calgary, Alberta**

**MLS # A2216156**



**\$249,999**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	857 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 578
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** none

Location, Location, Location! Welcome to one of the most desirable condo in the NW, Dalhousie&mdash;Vista View, Just steps from the C-Train, Co-op, and Canadian Tire, this well-maintained 2-bedroom, 1-bathroom unit offers the perfect blend of comfort, convenience, and lifestyle. Step inside to a spacious dining area and living , leading to a large 20' by 7'9" balcony&mdash; seamlessly blends indoor and outdoor living, creating a versatile space for relaxation, entertainment. Well sized kitchen with munours cabinets, great for the family's chief. You'll also love the large in-suite storage, perfect for keeping your everyday essentials organized. The underground parking stall provides added convenience, especially during Calgary&rsquo;s colder months. Vista View residents enjoy access to an impressive range of amenities including a gym, dry sauna, games room, party room, library, laundry facilities, and even a tennis court. You're also just minutes away from the University of Calgary, Dalton Park, Northland Mall, Market Mall, and downtown. And for families, there's a major bonus: the nearby Sir Winston Churchill High School offers a full International Baccalaureate (IB) program, making it one of the top public high schools in Calgary.