



GRASSROOTS
REALTY GROUP

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101C, 5601 Dalton Drive NW
Calgary, Alberta

MLS # A2232596



\$244,500

Division:	Dalhousie		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	719 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 605
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d100
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: None

OPEN HOUSE JULY 4th & 5TH FROM 2-4PM! Welcome to this beautiful 2-bedroom, 1-bathroom End Unit condo located in the highly sought-after community of Dalhousie. Perfectly positioned for convenience and lifestyle, this unit is nestled between the Co-op, Canadian Tire, and the Dalhousie LRT Station, providing quick access to shopping, transit, and the University of Calgary. Whether you're a student, investor, first-time home buyer, or simply looking to "smart-size" your living space, this property checks all the right boxes. Step inside to discover a thoughtfully refreshed interior that blends comfort with function. The unit features fresh new paint, a brand-new vanity and toilet, and a newly installed dishwasher to make daily living even more effortless. The vinyl plank flooring, only one year old, offers durability and a modern aesthetic that flows seamlessly throughout the home. You'll also appreciate the new curtains, adding a touch of style and privacy to every room. This home is designed with practicality in mind. The floorplan offers a spacious living room and dining area, perfect for relaxing or entertaining guests. Both bedrooms are generously sized, ideal for roommates, guests, or a home office setup. A standout feature of this unit is the in-suite laundry—a rare find in this complex—complete with a convenient all-in-one washer/dryer unit. You'll also benefit from a dedicated in-unit storage area, adding extra functionality to your living space. Beyond the unit itself, the complex is well-maintained and located in a quiet, family-friendly part of Dalhousie. The area offers a great balance of urban amenities and green space, with several parks, pathways, and recreational options close by. Book your showing today and see why this Dalhousie gem won't last long!

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