



**GRASSROOTS**  
REALTY GROUP

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506, 5204 Dalton Drive NW  
Calgary, Alberta

MLS # A2235362



**\$218,800**

Division:	Dalhousie		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	638 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 400
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H2 d258
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Storage		

**Inclusions:** see appliance list

This inviting 1 bed, 1 bath condo (634 sq ft) in popular Dalhousie is sure to impress! The layout is perfect and you will love being on the fifth floor to enjoy the view. Inside, a large entryway leads to either your private storage room or directly into the heart of the home. The stylishly renovated kitchen offers form & function with significant counter and cabinet space plus a full appliance package. The separate dining area overlooks the large, bright living room where you can entertain or simply unwind. Through the patio doors you discover the significant covered deck with a view of Dalton Park and the tranquility & privacy you only find on the north side of the building. The spacious primary bedroom will easily fit a king size bed, full set of furnishings, and offers an oversized closet. Finally, the well placed 4-piece bathroom sits adjacent to the primary and completes this amazing condo. You will truly enjoy the building with your year round heated, underground parking stall and access to the large common laundry room, sauna, fitness area, games room, party room & exclusive tennis court. The pride of ownership at Vista View is evident with its community gardens, curated foyer, inviting hallways, and manicured exterior seating area and grounds. Vista View boasts one of the best locations in the community being minutes to the C-Train, Dalton Park, walkways, pathways, & plenty of amenities including Northland Mall, Market Mall, U of C, hospitals & more. First time buyers, young professionals & savvy investors - take note before it is gone! Location! Move-In Ready! Well Priced! Call your favourite Realtor and book a private showing today!