



GRASSROOTS
REALTY GROUP

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23, 5601 Dalton Drive NW
Calgary, Alberta

MLS # A2237292



\$345,000

Division:	Dalhousie		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	480 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Parking Lot, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Treed		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 462
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Quartz Counters		

Inclusions:	N/A
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Welcome to this bright and stylish townhome located in a quiet, well-maintained complex in the desirable community of Dalhousie NW. Offering 916 sq ft of developed living space, this 2 bedroom, 2 bathroom home has been fully renovated within the last few years, showcasing modern finishes and thoughtful updates throughout. The updated kitchen features quartz countertops, all new appliances, and a garburator, making meal prep and cleanup a breeze. You'll also appreciate the newer flooring, fresh paint, and updated bathrooms. Major mechanical upgrades include a newer furnace, hot water tank, and washer/dryer, giving you comfort and peace of mind. Located in a prime spot—walking distance to the Dalhousie train station, shopping, schools, off-leash dog park, and local gym. You're just minutes from the University of Calgary, Market Mall, and Northland Village, with a quick commute to downtown. Whether you're a first-time buyer or investor, this home is the perfect step up from condo living—offering more space, privacy, and value in a quiet, welcoming neighbourhood you'll love to call home.