



GRASSROOTS
REALTY GROUP

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**74, 4936 Dalton Drive NW
Calgary, Alberta**

MLS # A2239404



\$359,900

Division:	Dalhousie		
Type:	Residential/Other		
Style:	2 Storey		
Size:	995 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 334
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-H1 d225
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: None

Ideal first home or investment opportunity! Perfectly located in the heart of Northwest Calgary, this townhome offers a functional layout and exceptional accessibility. Just steps from the Dalhousie C-Train station and minutes from Crowchild Trail and John Laurie Boulevard, commuting around the city is a breeze. You're also conveniently close to the University of Calgary, SAIT, and downtown—ideal for students, faculty, or professionals. The bright and open main floor provides a warm and spacious living area, perfect for relaxing or entertaining. Upstairs, you'll find three well-sized bedrooms and a 4-piece bathroom, offering flexibility for families, guests, or a home office. The fully finished basement expands your living space with a large recreation room—perfect for movie nights, workouts, or a play area—plus a laundry area and a convenient 3-piece bathroom. Enjoy your own private front yard, a perfect spot for morning coffee, weekend barbecues, or simply soaking up some fresh air. With parks, schools, shopping, transit, and major routes all nearby, this home offers an unbeatable blend of convenience.