



GRASSROOTS
REALTY GROUP

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514, 5204 Dalton Drive NW
Calgary, Alberta

MLS # A2241332



\$262,500

Division:	Dalhousie		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	870 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 578
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H2 d258
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to this beautifully RENOVATED 5th floor unit in a solid concrete building, ideally located in the highly desirable community of Dalhousie. Offering 869 sq ft of well-designed living space, this 2 bedroom, 1 bath condo features a spacious layout with granite countertops throughout, a large kitchen outfitted with maple cabinetry, including an additional built in pantry, stainless steel appliances and a generous living room that opens to a large 20' x 7' north facing balcony, perfect for relaxing and entertaining. There is ample storage throughout the unit! Carpets are also new. Building amenities are truly impressive which include a fully equipped gym, sauna, games and party room, library, community garden, secured bike storage, underground heated parking, outside RV parking, and ample visitor stalls. The common laundry area features 30+ machines for convenience. This well-located building backs directly onto CO-OP and Canadian Tire, with Northland Mall and its many shops conveniently just across the street. A 15 minute walk brings you to the Dalhousie LRT station, where you'll find Safeway, Starbucks, Earls, and a variety of other dining options. Perfect for students and professionals alike, the property offers easy access to the University District, University of Calgary, Foothills Hospital, and Alberta Children's Hospital. For those who enjoy an active lifestyle, nearby amenities include scenic bike paths, Nose Hill Park, Dalton Park, and the Silver Springs Golf & Country Club. Major thoroughfares like Shaganappi Trail, Crowchild Trail, Sarcee Trail, and John Laurie Boulevard, are just moments away. Condo fees include electricity, heat, water, sewer, insurance, professional management, landscaping/snow removal, one underground, heated parking stall, reserve fund contributions, and more.

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