



GRASSROOTS
REALTY GROUP

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19, 4740 Dalton Drive NW
Calgary, Alberta

MLS # A2242889



\$334,900

Division:	Dalhousie		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,076 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 368
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Soaking Tub, Track Lighting		

Inclusions:	None
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Bright & cheerful 3 bedroom townhome with private back yard & majestic mature trees located in the established community of Dalhousie. The main level presents laminate flooring, showcasing the living/dining area with patio doors to a brand new pressure treated deck & charming kitchen that's finished with quartz counter tops, plenty of storage space & crisp white appliances, including a new dishwasher. There are 3 bedrooms, 4 piece bath & 2 large storage closets. The largest closet could be used as a flex space for a small home office setup, with electrical outlet in place. Other notable features include in-suite laundry & an assigned parking stall outside the front door. The location is incredibly convenient with a short walk to Dalton Park & Dalhousie Station for a quick 5 minute ride to U of C or 12 minute ride to SAIT. Excellent schools (including Churchill High) & shopping at Walmart, Safeway, Co-op, Canadian Tire & a brand new GoodLife Fitness are all close by. Also enjoy easy access to Crowchild & Shaganappi Trails & John Laurie Blvd. Freshly painted and move-in ready!! Immediate possession is available!