



**GRASSROOTS**  
REALTY GROUP

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**413, 4944 Dalton Drive NW  
Calgary, Alberta**

**MLS # A2246373**



**\$299,900**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 601
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H2 d225
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** Washer/Dryer Combo

Unique Multi-Level Apartment with Balcony | 2 Bedrooms | 1.5 Baths | Opportunity knocks! This rare 2 Bedroom, 1.5 Bathroom multi-level apartment offers a unique layout with 864 sq.ft. of functional living space in the desirable and well-established community of Dalhousie. Ideally located just steps from the Dalhousie C-Train Station, this unit is perfect for homebuyers or investors seeking convenience and long-term value. On the main level (4th floor), you'll find a spacious Living and Dining Room combination that flows seamlessly onto a full-width private balcony—perfect for relaxing or entertaining. The well-appointed Kitchen features granite countertops, and the main floor is complete with a convenient half bathroom and in-suite washer & dryer combo. Going down the stairs (3rd floor), you'll find two Bedrooms, a 4-piece Bathroom, and two versatile Storage Rooms—each with built-in closet organizers to maximize space. This unit comes with an assigned parking stall, and plenty of visitor parking is available for your guests. Condo fees include heat and water, adding to its overall affordability. The building also offers fantastic amenities, including an indoor swimming pool, fitness center, secure indoor bike parking room, outdoor tennis court, dry sauna, party room with kitchen, workshop, and outdoor patio. Unbeatable location—within walking distance to shopping centers and Dalton Park, and just a short commute to top schools including Sir Winston Churchill High School and the University of Calgary. With easy access to transit and Crowchild Trail, this unit offers exceptional value for both comfortable living and savvy investing.