



**GRASSROOTS**  
REALTY GROUP

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95, 4740 Dalton Drive NW  
Calgary, Alberta

MLS # A2247269



**\$359,990**

Division:	Dalhousie		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	916 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 408
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions:	N/A
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Welcome to this ideally located Dalhousie townhouse featuring 3 bedrooms and a private fenced backyard&mdash;perfect for comfortable living in a vibrant, well-connected community. Just a 5-minute walk to the Dalhousie LRT Station and under 15 minutes to the University of Calgary by C-train (or a quick bike ride), this home offers unbeatable convenience. The bright, spacious main level boasts massive west-facing windows and a sliding patio door that flood the space with natural light. The living and dining rooms are perfect for entertaining, while the kitchen provides ample counter space, a full appliance package, and a generous pantry. Upstairs, you&rsquo;ll find three bedrooms with built-in wardrobes and a full bathroom. The finished basement offers a recreation room and a storage area for all your extras. Recent 2025 upgrades include: Quartz countertops White cabinetry New hood fan New dishwasher This exceptionally well-maintained complex is steps from shops, restaurants, and groceries at Dalhousie Station, and offers plenty of visitor parking. The area is highly walkable and bikeable, with easy access to parks, pathways, schools, recreation, hospitals, downtown, and major employment centres.