



**GRASSROOTS**  
REALTY GROUP

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202, 4944 Dalton Drive NW  
Calgary, Alberta

MLS # A2250271



**\$220,000**

Division:	Dalhousie		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	764 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Mixed, See Remarks	Condo Fee:	\$ 557
Basement:	-	LLD:	-
Exterior:	Brick, Mixed, See Remarks	Zoning:	M-H2 d225
Foundation:	-	Utilities:	-
Features:	Elevator, Recreation Facilities		

**Inclusions:** Electric stove, hood fan, built in dishwasher, fridge, window coverings, ceiling fan

This comfortable apartment condo is nestled in the established community of Dalhousie, just a 'stone's throw' away from the University of Calgary and near Crowchild Trail. Its prime location ensures you're mere moments from convenient shopping options and the C-train for effortless commuting. The property features 2 bedrooms and 1 bathroom, a large living room/dining room area with a balcony for relaxation and fresh air, and in suite storage. Residents can enjoy an array of amenities, including a fitness gym with a variety of equipment, a welcoming party room with a kitchen for entertaining guests, an inviting indoor pool for year-round swims, outdoor tennis courts, and convenient communal laundry facilities. This is an ideal choice for students or professionals who seek a comfortable and conveniently located home, offering both ease and enjoyment in everyday life.