



GRASSROOTS
REALTY GROUP

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216, 5204 Dalton Drive NW
Calgary, Alberta

MLS # A2253210



\$258,852

Division:	Dalhousie		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	899 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Heated Garage, Parkade, RV Access/Parking, Secured, Stall, Under		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 608
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions: N/A

RARE END UNIT With 2 PCE Ensuite Bath! - 216, 5204 Dalton Drive NW | Location! Location! Location! | New Paint! New Carpets! New Flooring in Kitchen, Bathrooms & Storage Plus All New Baseboards | Vista Views Is A Quiet, Well Maintained Concrete Building | In Sought After Community Of Dalhousie | Large 898 Sq Ft Two Bedrooms, Two Bath - 4 PCE Main and 2 PCE Ensuite - Unit Located On The 2nd Floor | Spacious Kitchen & Living Room With Patio Doors Leading To A Huge 20 Ft x 7 Ft Private North Balcony – BBQ’s Allowed | Large Primary Bedroom With RARE 2 PCE Ensuite| Separate Storage | Common Laundry | It Is All About Amenities - No Gym Membership Required: Weight Room Gym, Sauna, Games Room, Piano, Library, Social Room, Tennis Courts, Secured Bike Storage, Outside RV Parking, Ample Visitor Parking, One Underground Secured Heated Parking Stall | Love Gardening? Enjoy A Beautiful Community Garden | 5 Minute Walk To CO-OP, Canadian Tire & 10 Minute Walk To Dalhousie LRT Station & Northland Mall | Steps Away To Bike Pathways | Close To Market Mall, University District, U Of C, Foothills & Childrens Hospital | Easy Access To Major Routes Shaganappi Trail, Crowchild Trail, Sarccee Trail & John Laurie Blvd | Condo Fees \$608.37/Month Includes: All Utilities, Common Area Maintenance, Electricity, Heat, Insurance, Maintenance Of Grounds & Snow Removal, Parking, Professional Management, Reserve Fund Contributions, Cable, Water & Sewer | No Age Restrictions | No Pets Allowed - Except Up To 2 Birds & One 10 Gal Aquarium With Fish Only!