



GRASSROOTS
REALTY GROUP

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701, 4935 Dalton Drive NW
Calgary, Alberta

MLS # A2253641



\$474,900

Division:	Dalhousie		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,396 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 347
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-H1 d225
Foundation:	Poured Concrete	Utilities:	-
Features:	Soaking Tub, Stone Counters		

Inclusions:	n/a
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Fully renovated townhouse in the heart of Dalhousie! You’ll love the stylish kitchen featuring stainless steel appliances, a large pantry, and abundant counter space—perfect for cooking and entertaining. The main level also offers a dining area, a spacious living room with a cozy wood-burning fireplace, and a half bath accented with elegant tilework. Large windows and sliding doors open to a private fenced patio, while a second outdoor living space just off the kitchen provides even more room to relax. Upstairs, the primary suite boasts a walk-in closet and an updated ensuite, along with two additional bedrooms, a refreshed main bath, and a convenient laundry area (washer/dryer new in 2022). The entry level includes a single attached garage and a generous utility/storage room that could be finished to suit your needs. Recent upgrades include a new furnace (2025) and hot water tank (2022). This well-situated complex offers unbeatable convenience—walking distance to bus stops, shopping (Co-op, Safeway, and more), minutes to the Dalhousie LRT Station, and close to the University of Calgary. A wonderful opportunity in a prime location!