



GRASSROOTS
REALTY GROUP

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**105A, 5601 Dalton Drive NW
Calgary, Alberta**

MLS # A2260371



\$189,990

Division:	Dalhousie		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	527 sq.ft.	Age:	1976 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 435
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d100
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions:	None
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Fantastic location in the heart of Dalhousie! This well-maintained 1-bedroom, 1-bath condo offers open-concept living with updated vinyl flooring, a spacious living area, functional kitchen with dining nook, and a versatile in-suite storage room/den. Includes an assigned parking stall with plug-in, plus ample visitor and off-street parking. The location is truly walkable—just steps to CO-OP, Canadian Tire, a variety of restaurants, shopping, parks, and playgrounds, with the University of Calgary close by. Transit is effortless with both the C-Train and bus routes right at your doorstep, including direct access to downtown and nearby hospitals. Situated in a well-managed complex with coin-operated laundry and pet-friendly policies (1 dog or cat allowed with board approval), this unit is ideal for first-time buyers or investors seeking a prime rental opportunity. Call your fav Realtor and book your showing today!