



**GRASSROOTS**  
REALTY GROUP

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**33, 4936 Dalton Drive NW  
Calgary, Alberta**

**MLS # A2272903**



**\$369,900**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	929 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 351
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Siding	<b>Zoning:</b>	M-H1 d225
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Well maintained 2 storey recently renovated end unit townhouse of Dalton Mews in desirable community of Dalhousie!!! Main floor offers large living room, bright kitchen with ample cabinets & a eating nook. newer laminated floor through out main level and second level. There are 3 bedrooms on second floor. Master bedroom features a walk-in closet. Fully developed basement with a rec room, a bar & a half bath. Fenced front yard is ideal for BBQ in the summer. This townhouse is within walking distance to C-train, shopping mall, schools & playground. Close to U of C, Winston Churchill High & Children's Hospital and 15min drive to downtown. Ideal for students, first time buyers & investors. Don't miss out on this great opportunity to own a great townhouse!!!