

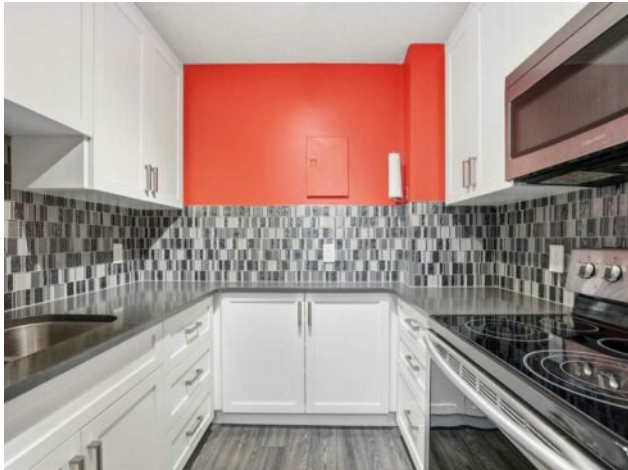


GRASSROOTS
REALTY GROUP

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707, 4944 Dalton Drive NW
Calgary, Alberta

MLS # A2273580



\$215,000

Division:	Dalhousie		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	738 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 523
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H2 d225
Foundation:	-	Utilities:	-
Features:	Closet Organizers		

Inclusions: MURPHY BED

Gorgeous mountain views and a sunny west-facing balcony! This immaculate unit features warm laminate flooring throughout the kitchen with custom cabinets, living room, dining nook, and both bedrooms. The bright and spacious living area offers a large window and patio door, allowing you to enjoy the beautiful views all day long. Enjoy a dedicated dining nook with plenty of space for a full table and even a hutch—perfect for hosting. The kitchen features clean white cabinetry paired with stainless steel appliances, giving it a fresh and modern feel. The dishwasher was removed from the property but can easily be installed again. The layout includes two well-sized bedrooms, both offering lovely views, along with a full bathroom and a convenient in-unit storage room. Also comes with a Murphy Bed for those unexpected guests. A rare covered parking stall is also included. The Fortress is ideally located near the LRT, shopping, and transit, with quick access to the University of Calgary and SAIT. Residents will love the impressive list of amenities, including a saltwater pool, exercise room, social room, and outdoor tennis courts. Secure bike storage is also available. This is an incredible opportunity to enjoy comfort, convenience, and a resort-style lifestyle—all with stunning mountain sunsets!