



GRASSROOTS
REALTY GROUP

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612, 4944 Dalton Drive NW
Calgary, Alberta

MLS # A2283484



\$229,900

Division:	Dalhousie		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	750 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 535
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H2 d225
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Bright & Inviting 2-Bedroom Apartment with South-East Facing Balcony | Steps to C-Train | Indoor Pool, Gym, Tennis | This 2-bedroom, 1-bathroom end unit apartment offers 750 sq.ft. of functional living space in the desirable Dalhousie community. The spacious Living and Dining area flows onto the balcony—enjoy beautiful morning sunlight and warm evening light, perfect for relaxing or entertaining. The large primary Bedroom provides plenty of comfort, while an additional Bedroom and a Storage Room add practicality. This unit includes an assigned parking stall, with plenty of visitor parking available. Condo fees cover heat and water, enhancing affordability. Residents enjoy fantastic building amenities, including an indoor pool, fitness center, coin laundry, secure bike parking, outdoor tennis court, dry sauna, party room with kitchen, workshop, and outdoor patio. Conveniently located near grocery stores such as Calgary Co-op and Safeway, plus the Dalhousie C-Train Station just steps away, Dalton Park, top schools like Sir Winston Churchill High School and the University of Calgary, and easy access to Crowchild Trail, this apartment offers exceptional comfort, convenience, and long-term value.