



**4, 4740 Dalton Drive NW
Calgary, Alberta**

MLS # A2288149



\$309,900

Division:	Dalhousie		
Type:	Residential/Other		
Style:	Townhouse-Stacked		
Size:	914 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Asphalt, Assigned, Stall		
Lot Size:	-		
Lot Feat:	Paved, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 370
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: Shed

Welcome to a three-bedroom updated townhome in the heart of Dalhousie in a very well-maintained townhouse complex. Please have a look at this very affordable starter home or an excellent investment property featuring numerous and approximately \$20,000 in recent updates that include: a brand new High-Efficiency forced air furnace that was just installed March 7th 2026, brand new luxury vinyl flooring and a freshly painted interior in the entire unit! The main floor features a spacious living/dining combination room and walk out through patio doors to a large deck and private fenced yard! The galley kitchen is very functional with an adjacent laundry room. The upper floor has three bedrooms and a four-piece bathroom. There are two assigned parking stalls, one right in front of the unit! This townhome complex is very well located, walking distance to the Dalhousie LRT Station and Dalhousie Station shopping, close to Market Mall shopping, only a couple of minutes away from the U of C and a quick 10-12 minute commute to downtown! This unit makes for a great starter home or rental property. Hurry on this one!!