



**404C, 5601 Dalton Drive NW  
Calgary, Alberta**

**MLS # A2289128**



**\$194,000**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	546 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 455
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Attention First-Time Buyers & Savvy Investors! Incredible location paired with exceptional value. Welcome to this inviting top-floor 1-bedroom, 1-bathroom home in the highly sought-after Dalhousie community. Enjoy outstanding convenience with the Dalhousie LRT Station just a short walk away, plus nearby shopping, daily amenities, and quick access to the University District. This 1 bed 1 bath unit is perfect for an individual or couple looking for something affordable, low maintenance and conveniently located to enjoy Calgary living to the fullest. Unwind on your sunny south-facing balcony overlooking a quiet, tree-lined park, the perfect place to relax at the end of the day. This unit has been exceptionally well maintained, and it shows throughout. For added peace of mind, the building envelope was fully replaced recently, meaning this major expense has already been taken care of for years to come. The building also offers enclosed bike storage and a bike rack, eliminating the need to store your bike inside the unit. Whether you are purchasing your first home or adding a smart investment to your portfolio, this well-located property delivers outstanding value. Contact your favourite REALTOR® today to book your private showing.