



GRASSROOTS
REALTY GROUP

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**1114, 4944 Dalton Drive NW
Calgary, Alberta**

MLS # A2292843



\$228,800

Division:	Dalhousie		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	697 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Wood

Sewer: -

Roof: -

Condo Fee: \$ 500

Basement: -

LLD: -

Exterior: Brick, Concrete

Zoning: M-H2 d225

Foundation: -

Utilities: -

Features: Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage

Inclusions: n/a

Located in the sought-after and established NW community of Dalhousie, this bright and refreshed 2bed/1bath CORNER unit on the 11th floor of the concrete Fortress building offers comfortable living space, picturesque mountain views, and an abundance of natural light. The unit has been thoughtfully updated over the past few years and it was recently repainted throughout creating a fresh and welcoming atmosphere. The kitchen features sleek, glossy cabinetry and white appliances. The 4 piece bath has also been updated with a clean, streamlined feel. New closet doors throughout the unit enhance the look, all of the carpet has been removed and replaced with durable engineered flooring giving the home a cohesive, contemporary style that's easy to maintain. The bright and comfortable living/dining combo area provides a relaxing place to unwind and offers room to gather around the table. The functional floorplan flows naturally toward the west facing balcony, extending the living space outdoors. Once you step outside onto the balcony you'll get to soak in mountain views and the glowing of the city during evening sunsets. It's the perfect place to enjoy your morning coffee or unwind with a book at the end of the day. The in-suite storage room is the perfect flex space for whatever gear you may have, or use it as a pantry or even a little office space. This unit also includes an assigned parking stall conveniently located close to the side entrance, making everyday access and grocery trips especially easy. Ample visitor parking is also available for guests. The Fortress offers an impressive range of amenities. Residents can stay active year-round with the fitness centre and indoor swimming pool. You can enjoy a friendly match on the outdoor tennis court during the warmer months. The party room with kitchen is ideal for hosting gatherings and celebrations,

while bike storage makes it easy to store your bicycle after rides along nearby pathways. Smart card laundry facilities add everyday convenience within the building. The location offers easy access to Dalhousie station and major roadways making commuting simple. It's also just mins from the University of Calgary, Foothills Medical Centre, and the Alberta Children's Hospital, along with events and athletics at McMahon Stadium. Nearby shopping destinations such as University District, CF Market Mall and Crowfoot Crossing offer a wide variety of stores, restaurants and entertainment options. Outdoor enthusiasts will appreciate the proximity to some of Calgary's most beloved green spaces, including Nose Hill Park, Bowness Park, and Edworthy Park, where you can enjoy scenic river pathways, cycling routes, and beautiful natural surroundings. Come view this unit for your self.