



**711, 4944 Dalton Drive NW  
Calgary, Alberta**

**MLS # A2295868**

**\$219,900**



<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	787 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Parking Lot, Paved, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 549
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H2 d225
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Recreation Facilities, Storage		

**Inclusions:** .

A great opportunity for first-time home buyers or investors. MOVE-IN READY with IMMEDIATE POSSESSION available. This updated 2-bedroom condo is located in the well-established complex, The Fortress. Situated on the 7th floor, this bright and spacious unit offers plenty of natural sunlight. Features include new paint and a new stove. The open-concept living and dining area has large sliding doors leading to a private balcony. There is also a large in-unit storage room. Residents of The Fortress enjoy great amenities, including a heated indoor swimming pool, fitness center, tennis courts, party room, bicycle storage, and a large laundry facility. The building also has security cameras for added peace of mind. Unbeatable location—just steps to Dalhousie C-Train Station, Northland Shopping Centre, parks, schools, and Sir Winston Churchill High School. Minutes to the University of Calgary, Foothills Hospital, and Alberta Children’s Hospital. VACANT and easy to show—quick possession available!