



**208C, 5601 Dalton Drive NW  
Calgary, Alberta**

**MLS # A2297650**



**\$215,000**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	727 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<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>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 605
<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>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Amazing 2 Bedroom End Unit Condo close to Dalhousie C-Train Station and Shopping! This lovely apartment on Second Floor has an open-concept living space overlooks common green space with mature trees and Dalton Park, an adjacent dining room with tons of natural light from the added window. The floor plan is completed with 2 generously sized bedrooms, a 4-piece bathroom and a large storage room offers tons of in-unit storage. Major improvements to the complex include new exteriors (2023-2024), new windows and doors (2014), a new roof (2013). A fabulous location situated right in the heart of Dalhousie, quick walk to the Calgary Co-op, Canadian Tire, super close to schools, Northland Mall, the University of Calgary, Market Mall, Foothills and Children's Hospital. This unit is ideal home for University students, first time buyers, investors or anyone who simply likes to walk to tons of amenities.