



**112, 4944 Dalton Drive NW  
Calgary, Alberta**

**MLS # A2298333**



**\$199,500**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Dalhousie   |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                            |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                   |               |                   |
| <b>Size:</b>     | 681 sq.ft.  | <b>Age:</b>   | 1977 (49 yrs old) |
| <b>Beds:</b>     | 1   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Covered, On Street, Parking Lot, Stall              |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Few Trees, No Neighbours Behind |               |                   |

|                    |                            |                   |           |
|--------------------|----------------------------|-------------------|-----------|
| <b>Heating:</b>    | Baseboard                  | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Laminate           | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | -                          | <b>Condo Fee:</b> | \$ 489    |
| <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>   | Storage, Walk-In Closet(s) |                   |           |

**Inclusions:** n/a

Welcome to this bright and inviting 1 bedroom condo, offering 681 Square Feet of well-designed living space in a quiet neighbourhood, the well established community of Dalhousie! This desirable main floor END UNIT features only ONE shared wall, providing added PRIVACY and comfort. The open-concept layout seamlessly connects the dining area and living room, creating a spacious and functional flow that is perfect for everyday living, and entertaining! The kitchen offers plenty of cupboard space for all your kitchen needs! The large sliding patio door allows for plenty of natural light, and you can enjoy the peaceful views of the GREEN SPACE that lies just beyond your private balcony, from the comfort of your couch- bringing the outdoors right into your living space! Enjoy the convenience of TWO walk-in closets- one perfect for additional storage needs- and a layout that maximizes every square foot. A spacious primary bedroom that is LARGE enough to fit a king size bed! Step outside to the private balcony backing onto green space, NO NEIGHBOURS BEHIND so you can enjoy morning coffee without interruptions! This unit comes with TWO PARKING STALLS- one covered stall, and one uncovered stall. Currently one stall is being rented out, offering an excellent opportunity for added income if you choose to continue. The well-maintained building offers fantastic amenities, including an indoor pool, a gym, tennis courts, a recreation room & a laundry facility. Located just MINUTES from shopping, restaurants, parks, schools & walking distance to the Dalhousie LRT station- perfect if you are downsizing, a student, a first-time home buyer or an investor. Units like these don't come up often-this is a fantastic & rare opportunity to own in the sought-after community of Dalhousie!