



806, 5204 Dalton Drive NW  
Calgary, Alberta

MLS # A2304757



**\$209,000**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	630 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Standard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 421
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** none

This attractive one-bedroom, one-bathroom condominium in Dalhousie features a well-designed layout, including a private storage room. The functional kitchen offers ample counter and cabinet space, along with a full appliance package. A separate dining area overlooks the bright living room, which opens onto a covered deck with views of Nose Hill Park. The generously sized primary bedroom adds to the comfort of the unit. Residents also enjoy access to a range of amenities, including heated underground parking, a common laundry room, sauna, fitness area, games room, party room, tennis court, and ample visitor parking. Recent upgrades include fresh paint, a new toilet, and new flooring in the bedroom, kitchen, and bathroom. Ideally located within walking distance to public transit, parks, and shopping, and close to universities and hospitals, this property is perfect for first-time buyers, young professionals, or investors.