



**610, 5204 Dalton Drive NW
Calgary, Alberta**

MLS # A2133428



\$222,900

Division:	Dalhousie		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	690 sq.ft.	Age:	1981 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parkade, RV Access/Parking, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 459
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	condo
Foundation:	-	Utilities:	Cable Connected, Natural Gas Paid, Electricity Paid F
Features:	Closet Organizers, Elevator, High Ceilings, No Animal Home, No Smoking Home, Recreation Facilities, Sauna, Storage		

Inclusions: Bedroom Closet Organizer

Listing Realtor is an owner. Quiet 6th floor facing NE with full views of Nosehill Park. Updated cabinets, counter tops, fixtures, appliances and flooring. Large in-unit storage and large covered balcony. Assigned underground parking stall #23. The building has a large main-floor laundry room along with a Social Room that residents can book for special occasions. 2nd floor features a fitness room with a Sauna and games room. Outside, there is a tennis court and spaces available for residents to plant their own gardens in the planters available. 7-minute walk to Dalhousie LRT station, bike lanes and pathway adjacent to the building with shopping nearby. The building is a post-tension cable with up-to-date engineering inspections and a reserve fund of over \$3M.