



**1204, 5204 Dalton Drive NW  
Calgary, Alberta**

**MLS # A2142563**



**\$275,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Dalhousie                          |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | High-Rise (5+)                     |               |                   |
| <b>Size:</b>     | 794 sq.ft.                         | <b>Age:</b>   | 1981 (43 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Underground              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |           |
|--------------------|--|-------------------|-----------|
| <b>Heating:</b>    | Baseboard, Hot Water, Natural Gas  | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Laminate   | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 527    |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Brick, Concrete  | <b>Zoning:</b>    | M-H2 d258 |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry |                   |           |

**Inclusions:** N/A

Welcome to one of the only two 2-bedroom southwest facing penthouses condo with gorgeous views of the Rocky Mountains in Vista View, nestled in the well-established community of Dalhousie. This unit offers open concept layout with a spacious living room, a dining room, a functional kitchen with a large walk-in pantry, two well-appointed bedrooms with a 4-pc bathroom. Parking is a signed underground stall and ample visitor parking available outside for your guests. the Vista View community provides amenities such as a main floor common laundry room, games room, exercise room, party room, and tennis courts. Vista View is a convenient location with surrounding grocery stores, restaurants, profession services and schools including top ranking public high school Sir Winston Churchill with IB program. Walking distance to C-train Dalhousie Station with City Transit to other communities, Easy access to Crowchild Trail to University of Calgary, SAIT and Downtown, and Shaganappi Trail to Market Mall, and Hospitals etc. Call now for your viewing!