



**806, 5204 Dalton Drive NW  
Calgary, Alberta**

**MLS # A2149840**



**\$225,000**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	630 sq.ft.	<b>Age:</b>	1981 (43 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>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 400
<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 has laminate flooring, a kitchen, and a four-piece bathroom. The layout is well-designed, with a spacious entryway leading to a private storage room or the heart of the home. The kitchen is functional, offering ample counter and cabinet space, along with a full appliance package. The separate dining area overlooks the bright living room, which leads to a covered deck with views of Dalton Park. The primary bedroom is generously sized, and the condo includes access to various amenities such as heated underground parking, a common laundry room, sauna, fitness area, games room, party room, and a tennis court. The location is convenient, close to public transportation, parks, shopping centers, universities, hospitals, and more. Ideal for first-time buyers, young professionals, and investors. Contact your Realtor for a private showing. \*Investor Alert - Property currently has a tenant in place with a contract that expired on September 30, 2024. The tenant is open to extending the lease agreement.\*