



**610, 4944 Dalton Drive NW
Calgary, Alberta**

MLS # A2150338



\$258,000

Division:	Dalhousie		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	800 sq.ft.	Age:	1977 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 568
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H2 d225
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Wonderful and spacious 2 bedroom, 1 bathroom upgraded condo in the Fortress building! Located in a prime north west location in desirable Dalhousie, this 6th floor unit is in meticulous condition with new vinyl plank flooring throughout, new paint, newer dishwasher and fridge, and a completely renovated 4-piece bathroom. This is a great opportunity for investors, first time buyers, empty-nesters and snowbirds! The unit has a great flow opening to a lovely white kitchen with plenty of counter space and storage. The very spacious living room is bright and open with plenty of space for a good-size dining table (or office) and has access to a covered balcony with views for miles. Two bright bedrooms and a 4-piece bathroom with tile bath surround and quartz countertop are tucked at the end of the hallway and a convenient in-unit storage room allows for easy access to all your 'stuff'! The building is close to Crowchild Trail for quick access to anywhere in and out of the City. A quick bus, train or bike ride will get you to the University of Calgary, University District, Children's Hospital and Market Mall. Dalhousie LRT, a major bus hub, grocery stores, shopping and popular restaurants are all within walking distance. This location can't be beat.. no car necessary but if you do there are 2 assigned parking stalls - one is underground and the other outdoor. This building has lots of amenities including a fabulous pool with his and her change rooms, a fully equipped gym, coin operated laundry with dozens of machines, bike storage, tennis court, peaceful outdoor gardens and a party room with kitchen. Don't miss out on this great opportunity and wonderful lifestyle opportunity!