



**1605, 4944 Dalton Drive NW
Calgary, Alberta**

MLS # A2202803



\$280,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Dalhousie | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 787 sq.ft. | Age: | 1977 (48 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------------------|-------------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 524 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | M-H2 |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: na

Welcome to the Fortress! Excellent location with a quick walk to LRT, grocery stores, restaurants, and shops. This beautiful 2-bedroom unit comes with new laminate flooring throughout, tile-work in the kitchen & washroom, upgraded light fixtures, newer stainless steel appliances in the kitchen, and one assigned parking. Being located on the 16th floor, the unit offers a stunning view of the Rocky Mountain Series & Canada Olympic Park. A wide variety of amenities are offered by the complex including a swimming pool with a changing room, gym, tennis courts, and a social gathering room with a kitchen. This is an excellent investment property. Call your favorite realtor today to book a showing