



**GRASSROOTS**  
REALTY GROUP

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**614, 5204 Dalton Drive NW**  
**Calgary, Alberta**

**MLS # A2205239**



**\$265,562**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	867 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Gated, Parkade, RV Access/Parking, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 578
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** Freezer, Vacuum Cleaner, Storage Shed on Balcony

614, 5204 Dalton Drive NW | Location! Location! Location! | Vista Views Is A Quiet, Well Maintained Concrete Building | In Sought After Community Of Dalhousie | Large 866 Sq Ft Two Bedrooms, One Bath Unit Located On The 6th Floor | Spacious Kitchen & Living Room With Patio Doors Leading To A Huge 20 Ft x 7 Ft Private North Balcony | Large Primary Bedroom With Tons Of Storage | New (2017) Shower | Newer Appliances | Newer Kitchen Cabinets | Common Laundry | It Is All About Amenities - No Gym Membership Required: Weight Room Gym, Sauna, Games Room, Piano, Library, Social Room, Tennis Courts, Secured Bike Storage, Outside RV Parking, Ample Visitor Parking, RARE! TWO Underground Secured Heated Parking Stalls | Love Gardening? Enjoy A Beautiful Community Garden | 5 Minute Walk To CO-OP, Canadian Tire & 10 Minute Walk To Dalhousie LRT Station & Northland Mall | Steps Away To Bike Pathways | Close To Market Mall, University District, U Of C, Foothills & Childrens Hospital | Easy Access To Major Routes Shaganappi Trail, Crowchild Trail, Sarcee Trail & John Laurie Blvd | Condo Fees \$578.45/Month Includes: Cable TV, Electricity, Heat, Water & Sewer, Insurance, Maintenance Of Grounds & Snow Removal, Two Parking Stalls, Professional Management, Common Area Maintenance, Reserve Fund Contributions | No Age Restrictions | No Pets Allowed - Except Up To 2 Birds & One 10 Gal Aquarium With Fish Only!