



97, 4936 Dalton Drive NW  
Calgary, Alberta

MLS # A2206707



**\$379,900**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,006 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 334
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-H1 d225
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** NA

This is the perfect for someone looking for a cozy, move-in-ready home or an investment opportunity! Having 3 bedrooms+ 1 den, 2.5 full bathrooms, and ample living space ( fully developped basement ) is excellent for a family or those who need extra space for guests or entertainment. Additionally, being close to public transit, playgrounds, shopping, and major roads makes it very convenient for daily life and commuting. If you're considering this as an investment, the proximity to an LRT station and other amenities could make it attractive for renters as well.