



GRASSROOTS
REALTY GROUP

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97, 4936 Dalton Drive NW
Calgary, Alberta

MLS # A2206707



\$399,999

Division:	Dalhousie		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,006 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 334
LLD:	-
Zoning:	M-H1 d225
Utilities:	-

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.