



GRASSROOTS
REALTY GROUP

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**505, 4935 Dalton Drive NW
Calgary, Alberta**

MLS # A2210345



\$459,900

Division:	Dalhousie		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,574 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Front Drive, Garage Door Opener, Garage Faces Front, Interlocking Driveway		
Lot Size:	-		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 354
Basement:	Partial, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-H1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

Ideally located near the University of Calgary, Foothills Hospital, The Alberta Children's Hospital, & The Cancer Center. Dalhousie has loads of shopping, restaurants, amenities, schools, an LRT Station and offers easy access to major causeways. The expansive and bright eat in kitchen includes ample cupboard space, a pantry, and a movable island with pots and pan drawers. The patio, located off the eating area makes for convenient barbequing. The versatile dining room is a great space for family gatherings or as a flex space that meets your needs. The living room with wood-burning fireplace & gas log lighter is a comfortable space to relax. A two-piece bath completes this level. Upstairs is a huge primary bedroom with a large walk-in closet and a three-piece ensuite. The second and third bedrooms are also generously sized. Additionally, there is a four-piece bathroom and upstairs laundry. The entry level has a large foyer with interior access to your attached garage, and access to a large utility/storage area. At the end of the garage there is a secured storage room for all your extras. This property has an abundance of space!