

614, 5204 Dalton Drive NW
Calgary, Alberta

MLS # A2254385



\$254,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Dalhousie | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 868 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, Parkade, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-----------------|-------------------|-----------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 578 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | M-H2 d258 |
| Foundation: | - | Utilities: | - |
| Features: | Storage | | |

Inclusions: Chest Freezer, Vacuum - Dyson

OPEN HOUSE Saturday, Sept 20 from 11am-1pm*****Location, location, location! This spacious unit is ideally situated within walking distance to Northland mall with Walmart, restaurants, and a drug store, as well as nearby Co-op and the Dalhousie C-train station. easy access to Crowchild trail, John Laurie Boulevard, and the Trans-Canada highway makes commuting a breeze. This immaculate and well-maintained home has been updated with newer laminate flooring and fresh paint. A large foyer with a walk-in Storage and Closet offers plenty of storage for coats and more. The generous dining area provides space for a good-sized table and currently accommodates a small freezer. The galley-style kitchen features white cabinets, white appliances, and ample counter space. The living room is exceptionally large and opens onto a northeast-facing balcony with stunning views. Two spacious bedroom excellent closet space. Unit also features a three-piece bathroom with a walk-in shower. Building amenities include a fitness room, games room, library, and laundry room. The unit comes with two underground parking stalls, numbers 199 and 190, as well as in-suite storage. Offering incredible value for its size, location, and rare two parking stalls, this is an opportunity not to be missed.