

**503, 5204 Dalton Drive NW**  
**Calgary, Alberta**

**MLS # A2258765**



## \$236,500

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	853 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Covered, Heated Garage, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 578
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H2 d258
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage		

**Inclusions:** None

OPEN HOUSE SUN OCT 5 1-3 PM. Step into this bright and welcoming 853 sq ft 5th-floor condo, where comfort and convenience come together in a rare, sun-filled retreat. With south and west exposures, natural light pours through every room, and the 20' x 7' balcony is the perfect spot to savor morning coffee or unwind with evening sunset views. Inside, you'll find a freshly painted, immaculate home with clean carpets and spacious layout. The large living and dining room combo is ideal for entertaining, while the spacious oversized kitchen plus nook provides plenty of extra room for meals and gatherings. Two bright bedrooms and a full 4-piece bath make for a comfortable retreat, while the generous in-suite storage adds practicality. This quiet, well-managed concrete building is more than just a home—it's a community. Your affordable condo fee includes ALL utilities plus access to exceptional amenities: - Tennis Court, Recreation & party rooms for social gatherings (incl a Wednesday morning coffee meet up) - Exercise & weight room plus sauna for wellness - Reading room to relax and recharge - Bright, clean laundry facilities, visitor parking, and optional RV parking for only \$30/month. The location couldn't be better—walking distance to Dalhousie Station and the LRT, steps to shopping, schools, bike paths, and parks. Quick access to the University of Calgary, the Alberta Children's Hospital and the highway west to the mountains. This is the perfect place for students, professionals, retirees or anyone seeking a low-maintenance, connected lifestyle. Move-in ready, sunny, and spacious—this is a rare opportunity in Dalhousie you won't want to miss.