

**202C, 5601 Dalton Drive NW**  
**Calgary, Alberta**

**MLS # A2313142**



**\$210,000**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	738 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Paved, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Lagoon
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 620
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C100 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Vinyl Windows		

**Inclusions:** N/A

Don't miss this exceptionally transit friendly, apartment condo, close to multiple bus routes, LRT, and steps away from daily amenities such as groceries, a home improvement store and gas station - convenient for both Commuters and Students alike! A relaxing balcony offers views to a lush, park like setting and you can enjoy the additional convenience of an en-suite washer and storage area. Assigned parking stall #76 is conveniently close to the North East bldg.. entrance where you are just a few steps up to your apartment home! Ideal for live in owners or as a revenue purchase. Vacant and easy to show, this 2 bedroom will not disappoint!