

106, 5204 Dalton Drive NW
Calgary, Alberta

MLS # A2322784



\$209,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Dalhousie | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 867 sq.ft. | Age: | 1981 (45 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--------------------|-------------------|-----------|
| Heating: | Hot Water | Water: | - |
| Floors: | Laminate, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 595 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | M-H2 d258 |
| Foundation: | - | Utilities: | - |
| Features: | Laminate Counters | | |

Inclusions: N/A

Incredible value in this well-maintained two-bedroom condo, ideally located close to the University, schools, parks, and within walking distance to Co-op and other amenities. Just minutes to the C-trial giving easy access all over the city. Easy access to Crowchild Trail, Stoney Trail, Shaganappi Trail, and Sarcee Trail. This desirable ground-level unit features a huge west-facing private patio (31'5" x 17'7" ft) providing an exceptional outdoor living space rarely found at this price point. Inside, the home offers neutral paint, well-kept flooring, and a functional layout. The spacious kitchen includes white appliances, ample counter space, room for a dining table, and additional cabinets for extra storage. The master bedroom is generously sized, while the second bedroom is perfect for guests, a home office, or a roommate. A three-piece bathroom and a large front entry closet complete the living space. Conveniently located just steps from the laundry facilities on the same level, this unit also comes with an assigned underground parking stall (#214) and extra storage in the unit. Residents enjoy access to excellent building amenities, including a fitness center, party room, games room, sauna, racquet courts, and ample visitor parking. Perfect for first-time buyers, students, or investors looking for a fantastic opportunity in a prime location. Don't miss your chance to own this exceptional property at an outstanding price!