

**913, 4944 Dalton Drive NW**  
**Calgary, Alberta**

**MLS # A2173562**



## \$340,000

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	885 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 601
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Chandelier, Storage, Walk-In Closet(s)		

**Inclusions:**   Furnished

**Owner Relocating: Exclusive Duplex Opportunity** Duplexes rarely come to market in this 17-floor, 200+ unit complex, especially since these units are few and unique. This duplex features 1.5 bathrooms and walk-in closets, amenities not found in the other 200 two-bedroom units in the building. It has been expertly redesigned from two bedrooms into one spacious master bedroom. Both floors offer breathtaking views of the Rocky Mountains, providing a serene work-from-home environment and the perfect setting for rejuvenating swim breaks. Dual separate entrances on the 9th and 10th floors enhance privacy, while the addition of a half bath significantly reduces morning congestion and improves convenience for guests. Residents enjoy access to a full-size saltwater pool, a modern fitness center, and two private tennis courts. The Dalhousie LRT station is just a short walk away, with a bus stop conveniently located at the entrance. This duplex boasts features like dual-level living, tennis courts, and covered parking, making it a standout property in Calgary, or anywhere in Alberta.