

105, 4944 Dalton Drive NW  
Calgary, Alberta

MLS # A2184044



**\$259,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Dalhousie                          |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | High-Rise (5+)                     |               |                   |
| <b>Size:</b>     | 778 sq.ft.                         | <b>Age:</b>   | 1980 (44 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 524

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete

**Zoning:** M-H2

**Foundation:** -

**Utilities:** -

**Features:** No Animal Home, No Smoking Home, Soaking Tub, Storage

**Inclusions:** Unit comes furnished.

Experience the Best of Both Worlds This ground-floor two-bedroom apartment combines the cozy feel of a single-family home with the conveniences of multi-story living. Enjoy direct views of the land from the west-facing patio, offering the charm of a private yard. Its ground-level location provides unmatched convenience, including the shortest access to the building's saltwater indoor pool and gym. Additional amenities include two tennis courts and a Social Room for gatherings. The location is unbeatable, with walking access to Dalhousie Station and a bus stop at the complex entrance. Inside, the apartment features updated stainless steel appliances (dishwasher, electric stove, hood fan &ndash; all installed in 2022) and modern bi-fold closet doors. Currently rented to a wonderful family at \$2,075/month furnished, who would love to stay if given the option.