

19, 4740 Dalton Drive NW  
Calgary, Alberta

MLS # A2242889



# \$334,900

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,076 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 368
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Soaking Tub, Track Lighting		

**Inclusions:** None

Bright & cheerful 3 bedroom townhome with private back yard & majestic mature trees located in the established community of Dalhousie. The main level presents laminate flooring, showcasing the living/dining area with patio doors to a brand new pressure treated deck & charming kitchen that's finished with quartz counter tops, plenty of storage space & crisp white appliances, including a new dishwasher. There are 3 bedrooms, 4 piece bath & 2 large storage closets. The largest closet could be used as a flex space for a small home office setup, with electrical outlet in place. Other notable features include in-suite laundry & an assigned parking stall outside the front door. The location is incredibly convenient with a short walk to Dalton Park & Dalhousie Station for a quick 5 minute ride to U of C or 12 minute ride to SAIT. Excellent schools (including Churchill High) & shopping at Walmart, Safeway, Co-op, Canadian Tire & a brand new GoodLife Fitness are all close by. Also enjoy easy access to Crowchild & Shaganappi Trails & John Laurie Blvd. Freshly painted and move-in ready!! Immediate possession is available!