

**406C, 5601 Dalton Drive NW  
Calgary, Alberta**

**MLS # A2245316**



# \$195,900

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	545 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parking Lot, Paved, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 444
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Window Coverings

Top-Floor Apartment in Prime Dalhousie Location. Fantastic opportunity to own this affordable top-floor one-bedroom apartment in the desirable community of Dalhousie—just a 10-minute walk to the C-Train, public transit, and countless amenities. This bright and functional unit features an open-concept kitchen with ample cabinet and counter space, flowing seamlessly into the dining and living areas. Patio doors lead to a spacious southwest-facing balcony that overlooks a peaceful green space—perfect for enjoying the afternoon sun. The unit offers a generous primary bedroom, a full 4-piece bathroom, in-suite laundry with storage, and laminate flooring throughout. Additional highlights include a newer fridge, tub surround, and an assigned parking stall (#96) conveniently located just steps from the entrance. Enjoy being within walking distance to Co-Op, Canadian Tire, gas stations, and close to the University of Calgary, Market Mall, Northland Mall, and major roadways for easy access across the city. Immediate possession available—everything you need at an excellent price point!