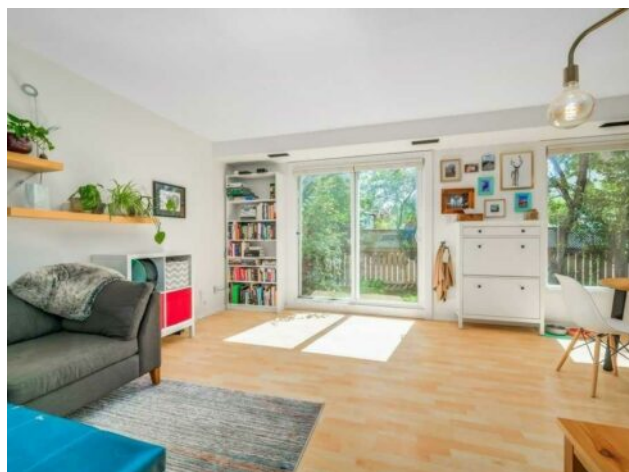


78, 4740 Dalton Drive NW
Calgary, Alberta

MLS # A2250409



\$299,000

Division:	Dalhousie		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	916 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Paved, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage		

Inclusions:	Storage cabinet in kitchen		
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Exceptional value for this adorable 2 bedroom, 1 full bath townhome with fenced south yard in the heart of Dalhousie, NW. Low condo fees of only \$307.11/mo include water & sewer. Perfect home for a first time buyer, student or investor. Open and bright main floor with large living room and patio doors out to the private, fully fenced back yard. Cute kitchen with white cupboards, new stove & handy storage unit. Main floor laundry. Upstairs are 2 bedrooms, a full bathroom and an exceptionally large storage area. Updates include: new blinds/ceiling painted on main floor, lattice added to the fence + master bedroom ceiling fan. 1 assigned parking spot, pet friendly and well-managed complex with extensive exterior upgrades over the last 10 years including roof, siding, windows, doors and fences. Fantastic location near shopping, restaurants, off leash areas, a short distance to the LRT, close to U of C, Childrens and Foothills Hospitals, and a quick trip downtown or west to the mountains.