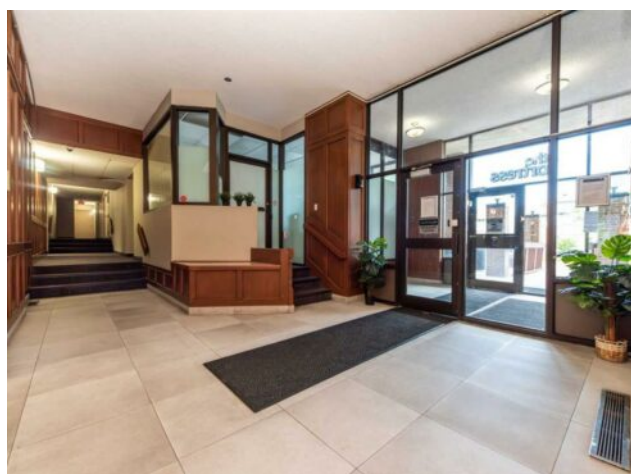


314, 4944 Dalton Drive NW  
Calgary, Alberta

MLS # A2268899



## \$209,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Dalhousie                          |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 698 sq.ft.                         | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                              |                   |        |
|--------------------|------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Boiler, Hot Water | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                            | <b>Condo Fee:</b> | \$ 500 |
| <b>Basement:</b>   | -                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete              | <b>Zoning:</b>    | M-H2   |
| <b>Foundation:</b> | -                            | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Storage   |                   |        |

**Inclusions:** Dishwasher, Electric Stove, Refrigerator, Window Coverings

This well maintained 2-bedroom, 1-bathroom condo combines comfort, style, and convenience in a prime location. The west-facing balcony fills the space with natural light and offers stunning sunset views, while the layout—ensures exceptional privacy. Inside, enjoy a modern kitchen with updated countertops and backsplash, an open-concept living and dining area, a spacious storage room, and a bright 4-piece bathroom with ample cabinet space. The master bedroom features brand-new carpet, and the second bedroom overlooks the outdoor tennis court. The building offers fantastic amenities, including an indoor swimming pool, fitness center, secure indoor bike parking room and outdoor tennis court.. Just one block from the C-Train and close to shopping, parks, and green spaces, this condo is a rare find.