

**702, 4944 Dalton Drive NW**  
**Calgary, Alberta**
**MLS # A2213402**

**\$285,000**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	773 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 535
<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>	No Animal Home		

**Inclusions:** N/A

Welcome to this beautifully renovated 2-bedroom apartment, ideally located just a short stroll from the LRT Dalhousie Station. Whether you're seeking a cozy starter home or a savvy investment opportunity, this gem ticks all the boxes! Step inside to find fresh new paint and stylish vinyl flooring in the updated bathroom. The spacious living room boasts abundant natural light and seamlessly connects to a large balcony, offering stunning views—perfect for enjoying your morning coffee or evening sunsets. The master bedroom provides a serene retreat with picturesque vistas, while the second bedroom is generous in size, making it perfect for family or guests. The apartment features a well-appointed kitchen and dining area, a large storage room for all your essentials, and an assigned parking stall for your convenience. But that's not all—this fantastic building comes with incredible amenities, including an indoor swimming pool, exercise room, public laundry facilities, a party room for hosting friends, and even a tennis court! Located close to playgrounds, schools, shopping, and a variety of restaurants, you'll enjoy the ease of access to major roads, making commuting a breeze. Plus, you're only 7 minutes to the C-Train and just 19 minutes to the University of Calgary! Don't miss out on this incredible opportunity to live in one of Dalhousie's most sought-after communities. Schedule your viewing today and make this beautiful apartment your new home!