

780-897-4003

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614, 5204 Dalton Drive NW Calgary, Alberta

MLS # A2254385



\$238,000

Division:	Dalhousie				
Type:	Residential/High Rise (5+ stories)				
Style:	Apartment-Single Level Unit				
Size:	868 sq.ft.	Age:	1981 (44 yrs old)		
Beds:	2	Baths:	1		
Garage:	Assigned, Parkade, Stall				
Lot Size:	-				
Lot Feat:	-				
Garage: Lot Size:			1		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 578
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H2 d258
Foundation:	-	Utilities:	-

Features: Storage

Inclusions: Chest Freezer, Vacuum - Dyson

Location, location! This spacious unit is ideally situated within walking distance to Northland mall with Walmart, restaurants, and a drug store, as well as nearby Co-op and the Dalhousie C-train station. easy access to Crowchild trail, John Laurie Boulevard, and the Trans-Canada highway makes commuting a breeze. This immaculate and well-maintained home has been updated with newer laminate flooring and fresh paint. A large foyer with a walk-in Storage and Closet offers plenty of storage for coats and more. The generous dining area provides space for a good-sized table and currently accommodates a small freezer. The galley-style kitchen features white cabinets, white appliances, and ample counter space. The living room is exceptionally large and opens onto a northeast-facing balcony with stunning views. Two spacious bedroom excellent closet space. Unit also features a three-piece bathroom with a walk-in shower. Building amenities include a fitness room with sauna, games room, library, party room and laundry room all located on the main floor of the building. The unit comes with two underground parking stalls, numbers 199 and 190, as well as in-suite storage. Offering incredible value for its size, location, and rare two parking stalls, this is an opportunity not to be missed.