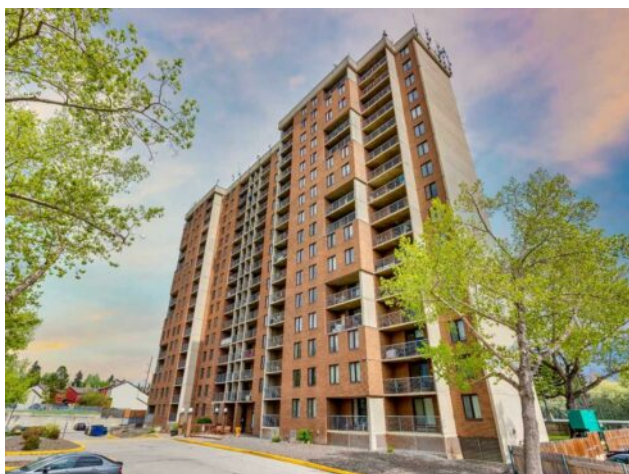


**208, 4944 Dalton Drive NW**  
**Calgary, Alberta**

**MLS # A2222017**



**\$275,000**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	844 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
<b>Floors:</b>	Laminate, Tile
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Brick, Concrete
<b>Foundation:</b>	-
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 580
<b>LLD:</b>	-
<b>Zoning:</b>	M-H2
<b>Utilities:</b>	-

**Inclusions:** hood fan, key fob

Welcome to your new home! This beautiful freshly painted 2-bedroom, 1-bathroom condo offers both comfort and convenience, ideally situated just moments away from shopping and transit, that has 2 parking stalls - with one of the stalls being a sought after covered stall, great for those snowy winters. The bright living space benefits from a south-facing orientation that allows for lots of natural light throughout the day and connects seamlessly to a private balcony, perfect for your morning coffee or unwinding with a book while soaking in the sunshine. The layout seamlessly connects the living and dining areas, perfect for entertaining or relaxing after a long day. The condo features two bedrooms, providing ample space for guests or a home office. The well-maintained bathroom is conveniently located and offers modern fixtures. Plus your very own storage room in-suite! Residents of this desirable building enjoy a wealth of amenities, including a refreshing pool for those warm summer days, a well equipped gym to help you stay active, and a tennis court for some friendly competition. The laundry facility on-site adds to the convenience of condo living, making chores a breeze. With shopping just a short stroll away and easy access to public transit, this location truly checks all the boxes. Don't miss out on the opportunity to make this lovely condo your new home! Schedule a viewing today and experience the perfect blend of comfort and convenience.