

**104B, 5601 Dalton Drive NW**  
**Calgary, Alberta**

**MLS # A2229065**



**\$199,000**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	541 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 444
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, OTR Microwave, all window coverings

Welcome to 104B - 5601 Dalton Dr &ndash; featuring a main floor condo with proper upgrades! Nestled in the peaceful and sought-after community of Dalhousie located in the northwest area of Calgary, this charming and tastefully updated condo offers the perfect blend of comfort and convenience. Enjoy upgrades throughout, including modern flooring, fresh paint, a stylish kitchen with mosaic glass backsplash, and refreshed bathrooms. This spacious one bedroom layout offers seamless access in and out of the unit via patio door &ndash; ideal for those seeking mobility ease. Step outside and relax on your patio or lawn, perfect for morning coffee or an evening unwinding in your lawn chairs. Investors! This turnkey operation may allow for positive cash flow while located in a desired area of Calgary that's not only close to shopping outlets, but to C-train stations and just minutes to the U of C and hospitals. This property makes sense for all the right reasons, call to set your appointment today! Some of the photos available have virtual staging applied. Bryan Seredynski is a licensed Realtor in the province of Alberta and related to the seller.