

**404C, 5601 Dalton Drive NW**  
**Calgary, Alberta**

**MLS # A2231934**



**\$194,900**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	546 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 444
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Attention First-Time Home Buyers & Savvy Investors! Welcome to this cozy top-floor 1 bed, 1 bath unit located in the highly sought-after community of Dalhousie. Enjoy unbeatable convenience with the Dalhousie LRT station just a short walk away, shopping/amenities within easy walking distance, and quick access to the University District. Enjoy peaceful views from your south-facing balcony, overlooking a beautiful, tree-lined park &mdash; an ideal spot to relax and unwind. Enclosed bike storage and bike rack available so you don't need to store your bike in your unit. Whether you're looking for your first home or a smart investment, this unit offers great value in a prime location. Contact your favourite REALTOR today to book a private showing.