

**406C, 5601 Dalton Drive NW
Calgary, Alberta**

MLS # A2245316



\$195,900

Division:	Dalhousie		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	545 sq.ft.	Age:	1976 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parking Lot, Paved, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: Stucco, Vinyl Siding, Wood Frame

Foundation: -

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 444

LLD: -

Zoning: M-C1 d100

Utilities: -

Inclusions: Window Coverings

Top-Floor Apartment in Prime Dalhousie Location. Fantastic opportunity to own this affordable top-floor one-bedroom apartment in the desirable community of Dalhousie—just a 10-minute walk to the C-Train, public transit, and countless amenities. This bright and functional unit features an open-concept kitchen with ample cabinet and counter space, flowing seamlessly into the dining and living areas. Patio doors lead to a spacious southwest-facing balcony that overlooks a peaceful green space—perfect for enjoying the afternoon sun. The unit offers a generous primary bedroom, a full 4-piece bathroom, in-suite laundry with storage, and laminate flooring throughout. Additional highlights include a newer fridge, tub surround, and an assigned parking stall (#96) conveniently located just steps from the entrance. Enjoy being within walking distance to Co-Op, Canadian Tire, gas stations, and close to the University of Calgary, Market Mall, Northland Mall, and major roadways for easy access across the city. Immediate possession available—everything you need at an excellent price point!