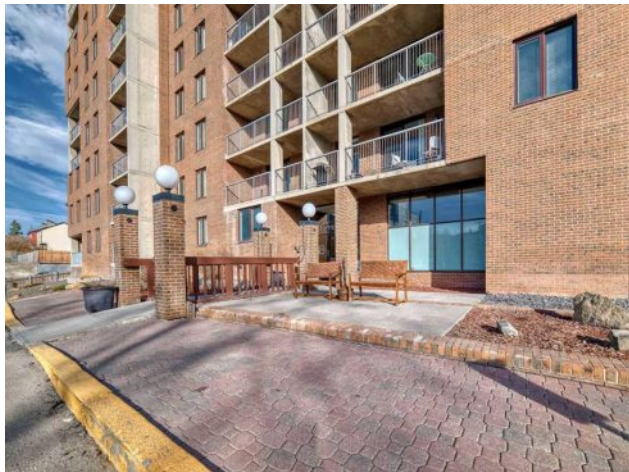


411, 4944 Dalton Drive NW
Calgary, Alberta

MLS # A2123683



\$260,000

Division:	Dalhousie		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	789 sq.ft.	Age:	1977 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 525
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H2 d225
Foundation:	-	Utilities:	-
Features:	French Door, No Smoking Home, Storage, Vinyl Windows		

Inclusions:	N/A
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THIS IS A MUST-SEE " GREAT INVESTMENT OPPORTUNITY " or FOR FIRST-TIME HOME BUYER! Welcome to a " WELL-ESTABLISHED COMPLEX " that is RICH in AMENITIES, offering you the BEST that LIFE HAS TO OFFER. This "2 BEDROOMS " unit is conveniently located, with PARKS, SCHOOLS, Northland Shopping Centre, Groceries, and DALHOUSIE Bus/LRT station within WALKING DISTANCE. It is also in CLOSE PROXIMITY to the U of C, Foothills Hospital, and Children's Hospital. When you enter the unit, you will be greeted with BEAUTIFUL LAMINATE FLOORING and warm designer paint throughout, creating a VIBRANT ENERGY, and large windows that ALLOW PLENTY of natural sunlight in. The SPACIOUS LIVING and DINING rooms are combined into one large space, where you can relax and unwind after a long day. The large sliding door leads to the west-facing balcony, which offers an AWESOME VIEW and is PERFECT for BBQs this summer. The unit also comes with a HUGE STORAGE ROOM, providing PLENTY of SPACE for all your belongings, a " FUNCTIONAL KITCHEN ", and one " ASSIGNED PARKING STALL ". You will love the beautiful HEATED INDOOR POOL, gym, party room, tennis courts, and bicycle storage. Additionally, the building is protected by security cameras on each floor and the surroundings. This is the perfect property you have been waiting for, offering the lifestyle you deserve. CALL NOW and schedule your private SHOWING before it's gone !!!