

906, 5204 Dalton Drive NW  
Calgary, Alberta

MLS # A2163983



## \$235,000

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	630 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Covered, Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 390
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H2 d258
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Animal Home, Recreation Facilities		

**Inclusions:** N/A

Welcome to unit #906 and an opportunity to own this 1 bedroom 1 bathroom apartment at an exceptional price point below \$250,000! This unit also includes your own dedicated underground parking stall and is situated within an established, well managed and well maintained building. Enjoy the assortment of amenities throughout including a gym, a dry sauna, a games room and a recreational facility including tennis courts and a community garden outside. In very close proximity to key elements such as The University of Calgary just a stop away, Dalhousie Train Station that takes you directly into downtown, as well as situated quietly in close proximity to 3 major shopping centres and a 5-10 minute drive to Market Mall. The best part? Condo fees include almost everything such as Heat, Water, and Electricity and more. New Carpet, New Bathtub, New Vinyl Flooring in Kitchen and Bathroom. Book your showing in today before its gone.