

**74, 4740 Dalton Drive NW  
Calgary, Alberta**

**MLS # A2165819**



## \$399,900

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 527
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

**Inclusions:** NA

**LOCATION, LOCATION, LOCATION!** Welcome to beautifully renovated townhouse in Dalhousie with 3 bedrooms, 2 bathrooms, finished basement with fenced private backyard. Great opportunity for Investor or First-time buyer! Situated perfectly within a short-walking distance to the LRT, nearby shopping, dining and entertainment, playgrounds and schools, walk and bike trails, off-leash dog walking areas, and a short distance to the University of Calgary, SAIT and Foothills Hospital, Crowfoot YMCA providing a perfect blend of convenience and accessibility. **UPGRADES INCLUDE:** Brand new shaker style kitchen cabinets with hand brushed subway tiles, quartz countertop, brand new vinyl plank throughout the unit, 2 brand new bathrooms with new tub, tiles, faucets, new light fixtures throughout, Brand new stainless steel appliances with 1yr warranty, etc. There is nobody living on top or below you in this home. The **MAIN LEVEL** has a practical open concept Living, Dining and Kitchen combo with stainless steel appliances, flooded with natural light from large patio doors leading to your own private fenced backyard with storage shed overlooking a quiet green space and mature trees. Your back deck is a true quiet get-away from the front parking lot and road traffic noise, an ideal oasis for sipping your morning coffee or evening cool-down drink. The upper level offers 3 bedrooms with vinyl windows and a full bathroom. The finished basement offers another full bathroom, laundry room and flex area (Multiple use) can used as non-compliant bedroom. You also have the option to lease additional parking stalls for personal use, as well there is plenty of multiple Visitor Parking right next to the unit for your guests. This property is pet-friendly with Board Approval, and could also be a rental property. Your unit comes with parking, car Plug-in, Water, sewer, trash/

recycling, snow removal, and cable. This unit is one of the best open complex layouts in the complex. Well managed, pet friendly complex which has had extensive exterior upgrades over the last 10 years including roof, siding, windows, doors, and fences. Also, a healthy reserve fund of \$1.1 Million as of March 2024. Don't miss this rare opportunity to own a fully renovated townhouse in a prime location. This gem won't last long!