

517, 5204 DALTON Drive NW
Calgary, Alberta

MLS # A2168603



\$268,900

Division:	Dalhousie		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	908 sq.ft.	Age:	1981 (43 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Garage Door Opener, Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	City Lot, Street Lighting		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 596
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H2 d258
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas Connected, Garbage C
Features:	No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage		

Inclusions: Ceiling Fan, Intercom

DISCOVER this SPACIOUS 908 sq. ft. apartment, one of the largest units in the desirable VISTA VIEW Building, located in the VIBRANT Community of DALHOUSIE. Featuring 2 Bedrooms and 1.5 Bathrooms (incl/EN-SUITE), this HOME is designed for COMFORT, + CONVENIENCE. Enjoy the LUXURY of an assigned HEATED UNDERGROUND Parking Stall (18' x 10') and IN-UNIT STORAGE Room (8' x 4'). Step out onto your SOUTH-FACING Balcony (20' x 7') to soak in the SUNSHINE—PERFECT for morning coffee or evening relaxation. The CONDO FEES cover heat, cable, sewer, water, and electricity, making budgeting a breeze. This can also be a GREAT INVESTMENT Opportunity for Tenants. The WELL-MAINTAINED building boasts a variety of AMENITIES (on the East side of the building) incl/an ON-SITE Building Manager, a Party Room for gatherings, Guest Rooms for Visitors, a Fitness Room w/Dry Sauna, a Games room, a Library, Laundry facilities, RV storage, Tennis Courts, + Visitor parking. This Residence shines w/EXTRA windows that flood the space as the natural light makes it CHEERY. The BRIGHT Foyer has a coat closet, while the Kitchen showcases White cabinetry, AMPLE STORAGE, WHITE Appliances, + NEW Glass Tiled Backsplash. Step into the INVITING Living Room/Dining area, designed to maximize FUNCTIONALITY for Entertaining, CREATING a WARM, + WELCOMING Atmosphere. The layout seamlessly connects to the Kitchen, making it EASY to host GATHERINGS or FAMILY meals. Whether you're curling up with a book, enjoying a movie night, or sharing dinner with friends, this VERSATILE space is perfect for all your lifestyle needs. This living and dining area is not just a place to

relax—it's the HEART of your NEW home. Enjoy COZY Evenings or make MEMORIES w/LOVED ONES. A STORAGE Room will hold shelving to keep all your items ORGANIZED, + EASY to ACCESS. RETREAT to the Primary bedroom, a SERENE HAVEN designed for RELAXATION. it offers the perfect sanctuary to UNWIND after a long day. With its thoughtful layout, the 2 pc EN-SUITE gives PRIVACY for busy mornings or late-night refreshers. The second bedroom is equally VERSATILE, ideal for guests or as a dedicated home OFFICE. Whether you're working from home or hosting visitors, this room adapts to your needs with ease. The 4 pc Bathroom has a SOAKER Tub for taking time for yourself as you get away from the busyness of your day. An AMAZING LOCATION w/LRT/City Transit to other Communities/Downtown, Schools, Northland Shopping Centre, Grocery Stores, Restaurants, Professional Offices, Dalton Park, + more within WALKING Distance. EASY commute to Crowchild Trail incl/U of C, SAIT. Take Shaganappi Trail to Market Mall, + Hospitals. BOOK your Showing TODAY!!!