

**216, 5204 Dalton Drive NW**  
**Calgary, Alberta**

**MLS # A2235747**



**\$259,952**

|                    |                  |                   |        |
|--------------------|------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                | <b>Condo Fee:</b> | \$ 608 |
| <b>Basement:</b>   | -                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete         | <b>Zoning:</b>    | M-H2   |
| <b>Foundation:</b> | -                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Storage          |                   |        |
| <b>Inclusions:</b> | N/A              |                   |        |

END UNIT! - 216, 5204 Dalton Drive NW | Location! Location! Location! | Vista Views Is A Quiet, Well Maintained Concrete Building | In Sought After Community Of Dalhousie | Large 898 Sq Ft Two Bedrooms, Two Bath - 4 PCE Main and 2 PCE Ensuite - Unit Located On The 2nd Floor | Spacious Kitchen & Living Room With Patio Doors Leading To A Huge 20 Ft x 7 Ft Private North Balcony &ndash; BBQ&rsquo;s Allowed | Large Primary Bedroom With RARE 2 PCE Ensuite| Separate Storage | Common Laundry | It Is All About Amenities - No Gym Membership Required: Weight Room Gym, Sauna, Games Room, Piano, Library, Social Room, Tennis Courts, Secured Bike Storage, Outside RV Parking, Ample Visitor Parking, One Underground Secured Heated Parking Stall | Love Gardening? Enjoy A Beautiful Community Garden | 5 Minute Walk To CO-OP, Canadian Tire & 10 Minute Walk To Dalhousie LRT Station & Northland Mall | Steps Away To Bike Pathways | Close To Market Mall, University District, U Of C, Foothills & Childrens Hospital | Easy Access To Major Routes Shaganappi Trail, Crowchild Trail, Sarcee Trail & John Laurie Blvd | Condo Fees \$608.37/Month Includes: Common Area Maintenance, Electricity, Heat, Insurance, Maintenance Of Grounds & Snow Removal, Parking, Professional Management, Reserve Fund Contributions, Water & Sewer | No Age Restrictions | No Pets Allowed - Except Up To 2 Birds & One 10 Gal Aquarium With Fish Only!