

**104D, 5601 Dalton Drive NW**  
**Calgary, Alberta**

**MLS # A2262834**



**\$190,000**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	543 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 444
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Discover this bright and impeccably maintained, main-floor condo ideally situated in the sought-after community of Dalhousie. Spanning 542 square feet with one bedroom and one full bathroom, this spacious unit offers easy, accessible living. The home features a bright, south-facing patio that opens onto a peaceful park space, providing a quiet, scenic backdrop for relaxing or entertaining. This unit offers the sought-after convenience of in-suite laundry, a feature not available in all units within the building. Commuting is effortless with quick access to Crowchild Trail, and the University of Calgary is just minutes away. The home is positioned close to all major amenities and includes an assigned outdoor parking stall conveniently located near the entrance. This property is perfect for students, professionals, or anyone seeking a well-kept home in an unbeatable location.