

**514, 4944 Dalton Drive NW**  
**Calgary, Alberta**

**MLS # A2276849**



**\$208,000**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	694 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 500
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H2 d225
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

This is more than a home; it's a well positioned condo where the entire city is at your fingertips. No more lengthy commutes: you are located just one quick LRT stop from the University of Calgary (U of C) and mere moments from SAIT, major hospitals, and comprehensive urban amenities. Exceptional public transit access ensures effortless connection to every corner of the city. Step inside this living space featuring an open-concept layout, ideal for sophisticated entertaining or focused relaxation. Slide open the patio door to your generous private balcony—your personal haven for enjoying a quiet morning or unwinding after a demanding day. This unit offers two well-proportioned bedrooms, a full bathroom. The peace and quiet are assured, thanks to the building's solid concrete construction. Enjoy the year-round luxury of an indoor swimming pool and dedicated fitness center is right on-site. Further convenience is provided by an assigned parking stall and a spacious communal laundry room. This is a fantastic opportunity offering immediate possession. Secure your foothold in the inner city—a home that delivers both luxury and practicality.