

**307, 4944 Dalton Drive NW  
Calgary, Alberta**

**MLS # A2276850**

**\$212,000**



<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	726 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>	\$ 523
<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

Step into a residence that embodies convenience and simplicity, a cherished home cared for by its owner for many years. This condo offers an unparalleled lifestyle rooted in ease and access, making it the ultimate command center for any university student or professional. Forget the long, expensive commute; your academic hub is just one quick LRT station away from the University of Calgary. You are also minutes from SAIT, major shopping centers, and both the Foothills and Children's Hospitals. With excellent public transportation right outside your door, the entire city—and your entire campus life—is instantly accessible. Inside, the open-concept floor plan floods the unit with natural light, centered around a huge, bright living space. A sliding patio door beckons you toward a large private balcony—your personal outdoor retreat for catching the summer sun or taking a study break. The unit offers two good-sized bedrooms and a full bathroom, all supported by convenient in-suite storage and an assigned parking stall. A nice large laundry room is located in the basement. The building also has a great gym and indoor pool on the main floor!