

**309, 5204 Dalton Drive NW**  
**Calgary, Alberta**

**MLS # A2212666**



**\$234,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Dalhousie   |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)  |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit   |               |                   |
| <b>Size:</b>     | 807 sq.ft.  | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Covered, Heated Garage, Oversized, Parkade, Secured, Stall, Und |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | -   |               |                   |

|                    |                  |                   |        |
|--------------------|------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel       | <b>Condo Fee:</b> | \$ 539 |
| <b>Basement:</b>   | None             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete  | <b>Zoning:</b>    | M-H2   |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Storage          |                   |        |

**Inclusions:** N/A

Welcome to your next dream condo, 5204 Dalton Drive NW #309! Nestled in the charming community of Dalhousie in the exceptional Vista View complex, this spacious 2 bedroom, 1 bathroom condo offers both comfort and convenience in a prime location. The unit has a stunning layout creating a modern and inviting atmosphere and also boasts a new dishwasher installed last year. Enjoy serene views from your private south facing balcony, perfect for unwinding after a busy day. The underground parking stall provides ample space for your vehicle, adding an extra layer of convenience. The building itself offers a fantastic range of amenities, including a fully-equipped gym, dry sauna, games room, party room, laundry facilities, tennis court, and a library ensuring that every need is met right at your doorstep. Additionally, the condo fees cover all utilities, making budgeting easy and stress-free. This unit also boasts close proximity to the University of Calgary, C-Train, Dalton Park, Northland Mall, Market Mall, downtown and many many more amazing shops and restaurants. Whether you're a first-time buyer, downsizing, or looking for a low-maintenance investment, this property is a must-see!