

517, 5204 DALTON Drive NW
Calgary, Alberta

MLS # A2168603



\$263,900

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|------------------|--|---------------|-------------------|
| Division: | Dalhousie | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment | | |
| Size: | 908 sq.ft. | Age: | 1981 (43 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Garage Door Opener, Heated Garage, Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | City Lot, Street Lighting | | |

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| Heating: | Baseboard, Boiler, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt/Gravel | Condo Fee: | \$ 596 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | M-H2 d258 |
| Foundation: | Poured Concrete | Utilities: | Cable, Electricity, Natural Gas Connected, Garbage C |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage | | |

Inclusions: Ceiling Fan, Intercom

DISCOVER this SPACIOUS 908 sq. ft. apartment, one of the largest units in the desirable VISTA VIEW Building, located in the VIBRANT Community of DALHOUSIE. Featuring 2 Bedrooms and 1.5 Bathrooms (incl/EN-SUITE), this HOME is designed for COMFORT, + CONVENIENCE. Enjoy the LUXURY of an assigned HEATED UNDERGROUND Parking Stall (18' x 10') and IN-UNIT STORAGE Room (8' x 4'). Step out onto your SOUTH-FACING Balcony (20' x 7') to soak in the SUNSHINE—PERFECT for morning coffee or evening relaxation. The CONDO FEES cover heat, cable, sewer, water, and electricity, making budgeting a breeze. This can also be a GREAT INVESTMENT Opportunity for Tenants. The WELL-MAINTAINED building boasts a variety of AMENITIES (on the East side of the building) incl/an ON-SITE Building Manager, a Party Room for gatherings, Guest Rooms for Visitors, a Fitness Room w/Dry Sauna, a Games room, a Library, Laundry facilities, RV storage, Tennis Courts, + Visitor parking. This Residence shines w/EXTRA windows that flood the space as the natural light makes it CHEERY. The BRIGHT Foyer has a coat closet, while the Kitchen showcases White cabinetry, AMPLE STORAGE, WHITE Appliances, + NEW Glass Tiled Backsplash. Step into the INVITING Living Room/Dining area, designed to maximize FUNCTIONALITY for Entertaining, CREATING a WARM, + WELCOMING Atmosphere. The layout seamlessly connects to the Kitchen, making it EASY to host GATHERINGS or FAMILY meals. Whether you're curling up with a book, enjoying a movie night, or sharing dinner with friends, this VERSATILE space is perfect for all your lifestyle needs. This living and dining area is not just a place to

relax—it's the HEART of your NEW home. Enjoy COZY Evenings or make MEMORIES w/LOVED ONES. A STORAGE Room will hold shelving to keep all your items ORGANIZED, + EASY to ACCESS. RETREAT to the Primary bedroom, a SERENE HAVEN designed for RELAXATION. it offers the perfect sanctuary to UNWIND after a long day. With its thoughtful layout, the 2 pc EN-SUITE gives PRIVACY for busy mornings or late-night refreshers. The second bedroom is equally VERSATILE, ideal for guests or as a dedicated home OFFICE. Whether you're working from home or hosting visitors, this room adapts to your needs with ease. The 4 pc Bathroom has a SOAKER Tub for taking time for yourself as you get away from the busyness of your day. An AMAZING LOCATION w/LRT/City Transit to other Communities/Downtown, Schools, Northland Shopping Centre, Grocery Stores, Restaurants, Professional Offices, Dalton Park, + more within WALKING Distance. EASY commute to Crowchild Trail incl/U of C, SAIT. Take Shaganappi Trail to Market Mall, + Hospitals. BOOK your Showing TODAY!!!