

**517, 5204 DALTON Drive NW**  
**Calgary, Alberta**

**MLS # A2168603**



**\$268,900**

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

<b>Heating:</b>	Baseboard, Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	\$ 596
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H2 d258
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Natural Gas Connected, Garbage C
<b>Features:</b>	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&mdash;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!!!