

**718, 5204 Dalton Drive NW**  
**Calgary, Alberta**

**MLS # A2171076**



**\$272,500**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	900 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 596
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	(M-H2d258)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, No Animal Home, No Smoking Home, Pantry, Storage		

**Inclusions:** N/A

Move-in ready and ready to be yours! This immaculate condo is sure to please in its size, condition, location, storage and layout at an exceptional price just hard to find! Step into this beautiful 2 bedroom 2 bathroom apartment and enjoy newly updated engineered hardwood flooring throughout(2019). All Brand New stainless steel whirlpool appliances such as the Dishwasher, Refrigerator and Stove (2024). As well as new vinyl flooring in the bathroom and large storage/pantry space (2024). Added upgrades include a New Kitchen and Ensuite Faucet, All Light switches, plugs, dimmer controls updated to white, A new dining room light fixture and outdoor deck light, as well as the entire condo just recently repainted, including the ceilings! This condo uniquely features many accessibility upgrades for those that may need such as the entry doors to the bathroom, and both bedrooms widened to 34inch doors. Grab bars installed in both bathrooms as well as for safe transfer at balcony deck. This unit comes with 1 covered and heated underground parking stall and condo fees include everything including heat, water and electricity! Enjoy many friendly neighbours and amenities within that include a dry sauna, a tennis court outside, a well supplied gym, a games room and a party room to entertain your friends and family where hosting larger gatherings comes with ease. Enjoy beautiful views from your large balcony with some extra storage space and many popular stores and shopping centres, walking and biking paths nearby. This building is well managed with diligent care given to its continued maintenance, cleanliness and safety and a wonderful condo board making it a pleasure to live within. Located just 1 train stop away from the University of Calgary and just a 10 -15 min drive into the Downtown Core.