

**413, 5204 Dalton Drive NW  
Calgary, Alberta**

**MLS # A2178532**



**\$259,900**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	860 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Oversized, Parkade, Secured, Stall, Underground		
<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>	\$ 566
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H2 d258
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to your dream condo, 5204 Dalton Drive NW #413! Nestled in the charming community of Dalhousie in the exceptional Vista View complex, this beautifully updated 2 bedroom, 1 bathroom condo offers both comfort and convenience in a prime location. The unit has been thoughtfully renovated with brand-new stainless steel appliances and fresh, plush carpeting throughout, creating a modern and inviting atmosphere. Enjoy serene views from your private south facing balcony, perfect for unwinding after a busy day. The oversized 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!