

**314, 4944 Dalton Drive NW Drive  
Calgary, Alberta**

**MLS # A2182878**



**\$244,900**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	698 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 481
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** N/A

You'll love this condo for so many reasons! The west-facing balcony invites abundant natural light and offers stunning sunset views, creating a warm and inviting atmosphere. With only one shared wall, you can enjoy exceptional peace and privacy. The condo has been recently refreshed with modern updates, giving it a contemporary and stylish feel. The building boasts fantastic amenities, including an indoor pool, fitness center, and more, providing convenience and leisure right at your doorstep. Plus, the prime location is hard to beat—just one block from the C-Train station and close to shopping, parks, and green spaces. This condo truly has it all! This beautiful 2-bedroom, 1-bathroom condo offers the best in condo living! As you step inside, you'll find a spacious storage room to your left, perfect for keeping things tidy. Straight ahead, the cozy kitchen greets you with updated countertops and a stylish backsplash. The open-concept living and dining area is perfect for entertaining, relaxing, or hosting family dinners. The private balcony off the living room provides extra privacy and floods the space with natural light. The 4-piece bathroom includes a tub for unwinding after a long day, plus plenty of cabinet space. Both bedrooms are bright and airy—one faces west, and the other overlooks the building's tennis courts to the east.