

64, 4740 Dalton Drive NW  
Calgary, Alberta

MLS # A2223505



# \$395,000

Division:	Dalhousie		
Type:	Residential/Four Plex		
Style:	3 Level Split		
Size:	510 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 507
Basement:	See Remarks, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to this Spacious Dalhousie Gem with 1450 square feet of living space. You will find 4 bedrooms, 2 bathrooms, and a private fenced backyard with plenty of space including a shed for storage. This home has so much to offer. Location is prime for this End Unit home. Its just a 5 minute walk to Dalhousie Train Station, less than 15 mins to the University by train, and just as quick on a bicycle. The main level is bright and spacious, with massive South facing windows and sliding patio door. The Living Room and Dining Room are perfect for entertaining, with direct access to the no maintenance yard, including a gate to the adjoining greenspace. The kitchen offers plenty of counter space, full appliance package, and a massive pantry. The main floor features the largest of the 4 bedrooms with built-in Wardrobes, along with a full bathroom with standup shower. The laundry room completes the main level with loads of storage. Upstairs, you will find the primary bedroom with walk-in closet, along with 2 additional bedrooms and another full bathroom. The complex is exceptionally well maintained and was completely transformed during the past 10 years with new Hardie Board siding, roofs, fencing, windows and doors. The location, again, is superb being steps away from shops, restaurants and a grocery store at Dalhousie Station. Walkable/Bikeable to parks, pathways, schools, recreation, and a quick commute to Hospitals, Downtown and Employment Centres. Parking Stall #22 is conveniently located directly out front, and there is also visitor parking around the corner. \*\*Please note - Due to the layout of this property and the exterior grade, the RMS size is 510 sf however this unit actually offers a total of 1450 sf of finished living space.\*\*