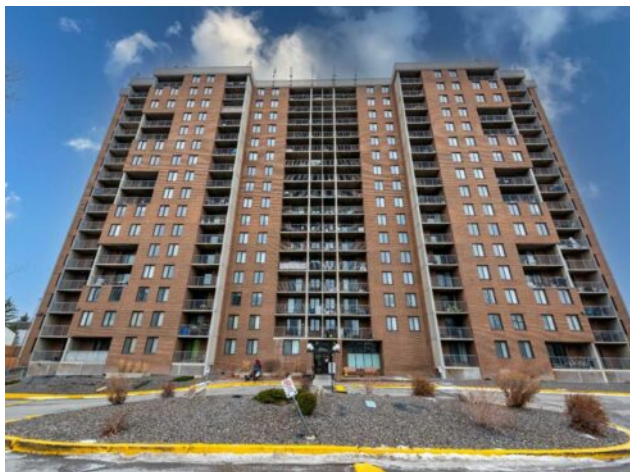


314, 4944 Dalton Drive
Calgary, Alberta

MLS # A2240071



\$239,000

Division:	Dalhousie		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	698 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water
Floors:	Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Brick, Concrete
Foundation:	-
Features:	Built-in Features, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 500
LLD:	-
Zoning:	M-H2
Utilities:	-

Inclusions: N/A

This well maintained 2-bedroom, 1-bathroom condo combines comfort, style, and convenience in a prime location. The west-facing balcony fills the space with natural light and offers stunning sunset views, while the layout—with only one shared wall—ensures exceptional privacy. Inside, enjoy a modern kitchen with updated countertops and backsplash, an open-concept living and dining area, a spacious storage room, and a bright 4-piece bathroom with ample cabinet space. The master bedroom features brand-new carpet, and the second bedroom overlooks the outdoor tennis court. The building offers fantastic amenities, including an indoor swimming pool, fitness center, secure indoor bike parking room and outdoor tennis court.. Just one block from the C-Train and close to shopping, parks, and green spaces, this condo is a rare find.