



## 4936 Dalton Drive Calgary Alberta

\$400,000

**\*\*OPEN HOUSE SUNDAY DEC 1, 2:00-4:00pm\*\* NO VISITOR PARKING - PARK ON DALTON DRIVE AND WALK TO THE UNIT \*INCREDIBLE LOCATION WITH A VIEW, BACKING ONTO A HUGE PARK! 3 Bedrooms, 2 Bathrooms, PRIVATE PET-FRIENDLY FENCED YARD\* Here's an amazing opportunity to live in one of NW Calgary's most beloved established neighbourhoods, and in a unit that faces and directly backs onto one of its largest parks! Welcome to Dalton Mews, the hidden gem of a townhouse community where every one has its own private yard, and a layout that suits all needs from first time home buyers, pet owners, small families, those looking to downsize or even possible investors looking for a longterm and safe investment. Unit 51 features many recent updates including new carpet, paint, doors, washer and dryer, along with newer hot water tank and furnace. The main floor offers a large living room with views overlooking the yard and park outside, and a kitchen with separate dining space. Upstairs, a 4-pc bathroom is shared by 3 FULL BEDROOMS (including the primary with an extra large closet), each also getting those wonderful views of the park. The FULLY-FINISHED basement is a welcome retreat which also offers a 2-pc bathroom with enough room to add a shower in the future. Outside, imagine spending those glorious summer days on your private patio or laying in your own grass, or being able to play in the park with your pets or your kids at the playground within view. No car needed here! The location of this townhouse couldn't be better, as it's surrounded by amenities all a short walking distance away! Dalhousie C-Train, Dalhousie Station shopping centre, Co-op and Canadian Tire, and even the Northland Mall Shopping centre! But if walking isn't always ideal, there's still an assigned parking stall right behind the building with plenty of public parking for an additional vehicle or visitors on the city s...**

Primary Bedroom 13.92 Ft x 9.83 Ft

Bedroom 9.17 Ft x 7.25 Ft

4pc Bathroom Measurements not available

Recreational, Games room 17.50 Ft x 7.42 Ft

Family room 10.92 Ft x 7.58 Ft

Furnace 10.00 Ft x 8.25 Ft

2pc Bathroom Measurements not available

Living room 17.25 Ft x 10.00 Ft

Kitchen 9.83 Ft x 8.25 Ft

Dining room 8.25 Ft x 7.42 Ft

Bedroom 9.50 Ft x 8.25 Ft

Listing Presented By:



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