



## 4944 Dalton Drive Calgary Alberta

\$255,000

**\*\*BACK ON MARKET DUE TO FINANCING\*\*** Wonderful and spacious 2 bedroom, 1 bathroom upgraded condo in the Fortress building! Located in a prime north west location in desirable Dalhousie, this 6th floor unit is in meticulous condition with new vinyl plank flooring throughout, new paint, newer dishwasher and fridge, and a completely renovated 4-piece bathroom. This is a great opportunity for investors, first time buyers, empty-nesters and snowbirds! The unit has a great flow opening to a lovely white kitchen with plenty of counter space and storage. The very spacious living room is bright and open with plenty of space for a good-size dining table (or office) and has access to a covered balcony with views for miles. Two bright bedrooms and a 4-piece bathroom with tile bath surround and quartz countertop are tucked at the end of the hallway and a convenient in-unit storage room allows for easy access to all your 'stuff'! The building is close to Crowchild Trail for quick access to anywhere in and out of the City. A quick bus, train or bike ride will get you to the University of Calgary, University District, Children's Hospital and Market Mall. Dalhousie LRT, a major bus hub, grocery stores, shopping and popular restaurants are all within walking distance. This location can't be beaten.. no car necessary but if you do there are 2 assigned parking stalls - one is covered and the other is outdoor. This building has lots of amenities including a fabulous pool with his and her change rooms, a fully equipped gym, coin operated laundry with dozens of machines, bike storage, tennis court, peaceful outdoor gardens and a party room with kitchen. Don't miss out on this great opportunity and wonderful lifestyle opportunity! (id:6769)

4pc Bathroom 8.00 Ft x 4.92 Ft  
 Kitchen 11.00 Ft x 7.50 Ft  
 Dining room 9.08 Ft x 8.67 Ft  
 Other 118.67 Ft x 5.50 Ft

Storage 4.42 Ft x 4.42 Ft  
 Living room 12.50 Ft x 12.00 Ft  
 Primary Bedroom 14.67 Ft x 9.67 Ft  
 Bedroom 11.33 Ft x 8.75 Ft

Listing Presented By:



Originally Listed by:  
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