



## 5204 Dalton Drive Calgary Alberta

\$258,852

212, 5204 Dalton Drive NW | Location! Location! Location! | Vista Views Is A Quiet, Well Maintained Concrete Building | In Sought After Community Of Dalhousie | Large 862 Sq Ft Two Bedrooms, One Bath Unit Located On The 2nd Floor | Spacious Kitchen & Living Room With Patio Doors Leading To A Huge 20 Ft x 7 Ft Private North Balcony | Large Primary Bedroom With Tons Of Storage | Common Laundry | It Is All About Amenities - No Gym Membership Required: Weight Room Gym, Sauna, Games Room, Piano, Library, Social Room, Tennis Courts, Secured Bike Storage, Outside RV Parking, Ample Visitor Parking, One Underground Secured Heated Parking Stall | Love Gardening? Enjoy A Beautiful Community Garden | 5 Minute Walk To CO-OP, Canadian Tire & 10 Minute Walk To Dalhousie LRT Station & Northland Mall | Steps Away To Bike Pathways | Close To Market Mall, University District, U Of C, Foothills & Childrens Hospital | Easy Access To Major Routes Shaganappi Trail, Crowchild Trail, Sarcee Trail & John Laurie Blvd | No Inside Pictures as Tenant Occupied | Lease ends April 30, 2025 - Tenants Would Like To Continue Renting | Vacant Possession Available For May 1, 2025 | Condo Fees \$578.45/Month Includes: Common Area Maintenance, Electricity, Heat, Insurance, Maintenance Of Grounds & Snow Removal, Parking, Professional Management, Reserve Fund Contributions, Water & Sewer | No Age Restrictions | No Pets Allowed - Except Up To 2 Birds & One 10 Gal Aquarium With Fish Only! (id:6769)

Living room 14.67 Ft x 11.42 Ft

Bedroom 12.08 Ft x 8.08 Ft

Kitchen 9.17 Ft x 7.58 Ft

Foyer 7.75 Ft x 3.67 Ft

Dining room 9.25 Ft x 5.33 Ft

4pc Bathroom 9.50 Ft x 5.00 Ft

Breakfast 9.83 Ft x 6.50 Ft

Other 20.42 Ft x 7.83 Ft

Primary Bedroom 12.08 Ft x 8.67 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.dericburton.com/>



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