



## 4740 Dalton Drive Calgary Alberta

\$369,999

LOCATION, LOCATION, LOCATION! IDEAL FOR INVESTORS AND FIRST TIME HOME BUYERS! Welcome to this well-maintained move-in ready 3-bedroom 2 full bathroom Townhouse with fully developed basement with a full bathroom with a fenced private backyard nestled in the well-maintained Complex of Dalton Square in the mature neighborhood of Dalhousie. A short-walking distance to the LRT, nearby shopping, dining and entertainment, playgrounds and schools, walk and bike trails, off-leash dog walking areas, and a short distance to the University of Calgary, SAIT and Foothills Hospital, providing a perfect blend of convenience and accessibility. The kitchen has upgraded granite countertops with stainless steel appliances. The living room is flooded with natural light from the large patio doors leading to your own private fenced backyard with mature trees. The upper level offers 3 bedrooms and a full bathroom. The finished basement offers another full bathroom, laundry/furnace room and flex area (Multiple use) can used as non-compliant bedroom. You also have the option to lease additional parking stalls for personal use; as well there is plenty of multiple Visitor Parking right next to the unit for your guests. This property is pet-friendly and a great rental property. Don't miss this rare opportunity to own this cash flow townhouse in a prime location. This gem won't last long! (id:6769)

Furnace 13.50 Ft x 6.83 Ft  
4pc Bathroom 4.92 Ft x 8.83 Ft  
Family room 13.58 Ft x 11.17 Ft  
Pantry 2.17 Ft x 3.00 Ft  
Living room 12.00 Ft x 11.42 Ft  
Dining room 7.25 Ft x 11.42 Ft

Other 5.67 Ft x 3.33 Ft  
Kitchen 10.58 Ft x 7.92 Ft  
4pc Bathroom 7.50 Ft x 4.92 Ft  
Primary Bedroom 10.83 Ft x 11.42 Ft  
Bedroom 9.00 Ft x 8.33 Ft  
Bedroom 7.58 Ft x 9.67 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca