



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
 OUELLETTE
 ASSOCIATE

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212, 5204 Dalton Drive NW
 Calgary, Alberta

MLS # A2240428



\$248,842

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Dalhousie | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 862 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, Gated, Parkade, RV Access/Parking, Secured, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 578 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | M-H2 |
| Foundation: | - | Utilities: | - |
| Features: | Storage | | |

Inclusions: N/A

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 | Common Laundry | Pictures Are Representative Of A Similar Unit | 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 | Condo Fees \$578.45/Month Includes: Common Area Maintenance, Electricity, Heat, Insurance, Maintenance Of Grounds & Snow Removal, Parking, Professional Management, Reserve Fund Contributions, Cable, Water & Sewer | No Pets Allowed - Except Up To 2 Birds & One 10 Gal Aquarium With Fish Only!