

# \$270,000 - 402, 5204 Dalton Drive Nw, Calgary

MLS® #A2197864

**\$270,000**

2 Bedroom, 2.00 Bathroom, 919 sqft  
Residential on 0.00 Acres

Dalhousie, Calgary, Alberta

END UNIT Spacious & Bright 2-Bedroom,  
1.5-Bathroom Condo in Vibrant Dalhousie â€”  
Prime Investment Opportunity

Welcome to one of the largest units in the highly sought-after Vista View building. This spacious 919 sq. ft. apartment offers two bedrooms, one and a half bathrooms, including an en-suite, and a functional layout designed for both comfort and convenience.

Step inside to find a bright and airy living space, enhanced by extra windows that fill the apartment with natural light. The open-concept living and dining area is perfect for entertaining or relaxing, seamlessly connecting to the well-equipped kitchen, featuring ample storage, plenty of cabinetry with white appliances.

Enjoy your morning coffee or unwind in the evening on the large North-facing balcony. The primary bedroom offers plenty of space with a private two-piece en-suite, while the second bedroom is perfect for guests, a home office, or personal use.

This home includes the luxury of a heated underground parking stall and an in-unit storage room for added convenience. Condo fees (\$608.37/Month) cover heat, water, electricity, sewer, and cable, ensuring a stress-free lifestyle.



Vista View is a well-maintained building with excellent amenities, including a large laundry room, fitness room with a dry sauna, a party room for gatherings, a library, a games room, guest suites for visitors, tennis courts, RV storage, and ample visitor parking.

Located in the heart of Dalhousie, this condo is within walking distance to the Dalhousie LRT station, shopping, restaurants, parks, and schools. With easy access to Crowchild Trail, the University of Calgary, SAIT, Market Mall, hospitals, and downtown, this is an ideal home for professionals, students, or investors looking for a great rental opportunity.

Don't miss out on this incredible home. Book your showing today.

Built in 1981

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2197864          |
| Price          | \$270,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 919               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 402, 5204 Dalton Drive Nw |
| Subdivision | Dalhousie                 |
| City        | Calgary                   |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3A 3H1 |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Fitness Center, Trash, Visitor Parking, Coin Laundry, Party Room |
| Parking Spaces | 1   |
| Parking        | Underground, Assigned   |

### **Interior**

|                   |                                |
|-------------------|--------------------------------|
| Interior Features | See Remarks                    |
| Appliances        | Dishwasher, Refrigerator, Oven |
| Heating           | Baseboard                      |
| Cooling           | None                           |
| # of Stories      | 12                             |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Construction      | Brick, Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 51              |
| Zoning         | M-H2            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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