

# \$205,000 - 104, 5204 Dalton Drive Nw, Calgary

MLS® #A2203330

## \$205,000

1 Bedroom, 1.00 Bathroom, 588 sqft  
Residential on 0.00 Acres

Dalhousie, Calgary, Alberta

Great opportunity to own at an affordable price with no compromise. This remarkable 1-bedroom unit offers the convenience of superb walkability. The walkable amenities are countless, and includes the Dalhousie LRT station, bus routes, Grocery chains such as Co-op, Walmart, and Safeway. A multitude of dining options, Starbucks, and Indigo Books located at the Dalhousie station. The newly built Northland Village Center is conveniently accessible by the Shagannappi pedestrian bridge. Here we have Fenyk Coffee, and many other various options for food and drinks. The highrise building itself offers amenities such as a party room, games room, fitness room, dry sauna, and an outdoor tennis court. This main floor unit has quick and easy access to the main building entrance. No need to stand and wait for the elevators. It is also wheelchair accessible. Comes with assigned underground parking stall which if not needed, may be rented out to offset mortgage payments. Condo fees are just \$349/month and includes all utilities (electricity, heat, water & sewer). The building is built with concrete construction providing the benefits of reduced sound and noise transmission. Many long term friendly residents building a sense of community. An excellent location and an affordable price makes this unit one you don't want to miss. Call your realtor today to book your private viewing!



Built in 1981

### Essential Information

MLS® #	A2203330
Price	\$205,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	588
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	104, 5204 Dalton Drive Nw
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3H1

### Amenities

Amenities	Fitness Center, Party Room, Sauna, Laundry
Parking Spaces	1
Parking	Assigned, Underground

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	12

### Exterior

Exterior Features	Tennis Court(s)
Roof	Tar/Gravel

Construction      Brick, Concrete

### **Additional Information**

Date Listed      March 19th, 2025

Days on Market      35

Zoning      M-H2

### **Listing Details**

Listing Office      Grand Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.