# \$236,888 - 102b, 5601 Dalton Drive Nw, Calgary

MLS® #A2193536

## \$236,888

2 Bedroom, 1.00 Bathroom, 730 sqft Residential on 0.00 Acres

Dalhousie, Calgary, Alberta

2 Bed, Full Bathroom, Kitchen, Dining area, Living, Storage, and a cemented patio accessible from inside of the unit. Enjoy your barbecues in Summer and winter. End unit, with living room & huge south windows facing lots of trees. Private parking place, and across the street from Co-op and Canadian Tire, close to Dalhousie C-Train Station and bus stop. Many schools in the area, one of the top-rated & designated schools Sir Winston Churchill at 5 minutes walking distance, HD Cartwright and West Dalhousie schools are also designated. University and hospital nearby too. Major renovations to the building have been done recently, all exterior & roofing, The plumbing in the apartment was changed in 2024 May. So. no worries for years to come. Amazing opportunity for first time buyers. investors, or someone who likes to live across all amenities. The condo is professionally maintained with a monthly fee of 553 until March and will be 604 from April 2025, so for years hopefully there will be no more increases. The renovations are done and condo has a very strong reserve fund. Documents could be provided. you just pay for light, and everything else is covered like Gas, heat, water, sewer, garbage, Recycling and storm water. condo management handles Repair, maintenance, Janitorial, Hvac, Landscaping, Snow Removal, Fire safety & Insurance for building and all common areas. Seller had an estimate for complete floors, new paint and new kitchen cabinets and option





to ask more money accordingly, but they thought better if buyer wishes to renovate they can do their own renovations of their choice. please contact your favorite realtor.

#### Built in 1976

### **Essential Information**

MLS® # A2193536 Price \$236,888

Bedrooms 2
Bathrooms 1.00
Full Baths 1
Square Footage 730
Acres 0.00
Year Built 1976

Type Residential
Sub-Type Apartment
Style Apartment
Status Active

## **Community Information**

Address 102b, 5601 Dalton Drive Nw

Subdivision Dalhousie
City Calgary
County Calgary
Province Alberta
Postal Code T3A 2E2

#### **Amenities**

Amenities Storage, Dog Park, Laundry, Playground, Snow Removal, Visitor

**Parking** 

Utilities Electricity Connected, Heating Paid For, Water Paid For

Parking Spaces 1

Parking Paved, Stall, Assigned

#### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan

Appliances Dishwasher, Refrigerator, Electric Stove

Heating Baseboard

Cooling None

# of Stories 4

## **Exterior**

Exterior Features Balcony, Barbecue

Construction Concrete, Stucco, Vinyl Sidin

Foundation Poured Concrete

## **Additional Information**

Date Listed February 9th, 2025

Days on Market 85

Zoning M-C1 d100

# **Listing Details**

Listing Office Real Estate Professionals Inc.



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