

# \$349,990 - 82, 4740 Dalton Drive Nw, Calgary

MLS® #A2197380

## \$349,990

2 Bedroom, 1.00 Bathroom, 916 sqft  
Residential on 0.00 Acres

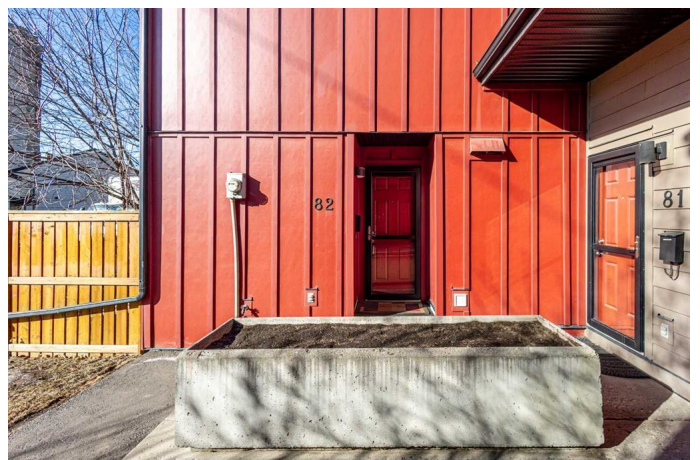
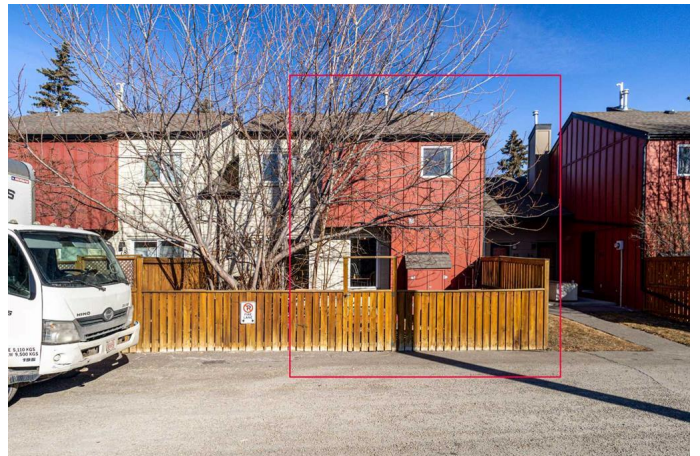
Dalhousie, Calgary, Alberta

Discover this inviting and immaculate 2-bedroom townhouse in sought-after Dalhousie, a perfect opportunity for first-time buyers or savvy investors. Enjoy the convenience of a large, private fenced yard and a bright, open living space. Upstairs, you'll find two comfortable bedrooms, a full bath, and a large storage room that could be used as a den. The spacious main floor features a sunny living room, kitchen, and dining area, offering comfortable living. Plus, the Dalhousie LRT station is just a 3-minute stroll, providing effortless commuting for professionals and students alike. Benefit from proximity to schools, shopping at Northland Mall, the Crowfoot YMCA, and everyday amenities. This well-maintained, pet-friendly complex boasts significant exterior upgrades over the past decade, including the roof, siding, windows, doors, and fences, ensuring peace of mind. Check out the virtual tour or book your private showing today!

Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2197380  |
| Price          | \$349,990 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 916       |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 1977          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 82, 4740 Dalton Drive Nw |
| Subdivision | Dalhousie                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3A 2H4                  |

### **Amenities**

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 1     |
| Parking        | Stall |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                                     |
| Appliances        | Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Basement          | None  |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Lot Description   | Back Yard                    |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |
| Foundation        | Poured Concrete              |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 26th, 2025 |
| Days on Market | 43                  |
| Zoning         | M-C1                |

## Listing Details

Listing Office          2% Realty

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