



203, 4835 Dalhousie Drive NW  
Calgary, Alberta

MLS # A2306604



**\$399,900**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,059 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Mixed, Wood Frame

**Foundation:** -

**Features:** Breakfast Bar, Open Floorplan, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 763

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** garage fob

Tastefully updated, this 2-bedroom, 2-bathroom condo is ideally located in the highly desirable community of Dalhousie, within The Gallery—an exclusive 18+ low-density building with just 16 units. From the moment you enter, the elegant common area sets the tone with a sweeping curved staircase and refined décor, creating a welcoming and upscale first impression. Inside, this spacious 1050+ sqft unit has been freshly painted and features upgraded vinyl plank flooring throughout, a cozy corner fireplace, and a beautifully updated main bathroom with new fixtures. The bright and inviting living space is filled with natural light, while both bedrooms are generously sized and offer ample closet space. Step outside to your private patio, complete with a phantom screen and lovely mountain views—perfect for morning coffee or evening entertaining. This unit also includes titled parking and a large storage unit conveniently located directly in front of the stall. Situated just steps from Dalhousie Station, you’ll enjoy easy access to shopping, dining (including Safeway and nearby restaurants), and public transit, with a bus stop right at your doorstep. Outdoor enthusiasts will appreciate the nearby pathways for walking and biking. This well-managed building with an attentive board offers a convenient, low-maintenance lifestyle. Small pets are welcome (1 cat or 1 dog, subject to board approval). An excellent opportunity to own in a sought-after location—this is a wonderful place to call home.