



**GRASSROOTS**

REALTY GROUP

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**105, 4835 Dalhousie Drive NW  
Calgary, Alberta**

**MLS # A2313346**



**\$389,900**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,057 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water

**Water:** -

**Floors:** Ceramic Tile, Hardwood, Laminate

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 764

**Basement:** -

**LLD:** -

**Exterior:** Stucco, Wood Frame

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

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Central Vacuum, Laminate Counters, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Open House, Sunday July 5, 2-3:30pm. Discover refined adult living (18+) in this exceptional 2 bedroom, 2 full bathroom condo, offering 1,057 square feet of bright and spacious indoor living space and 490 square feet of south facing outdoor patio space (largest in the complex), in the highly regarded The Gallery complex. This thoughtfully designed home sit elevated above ground level and welcomes you with a warm and inviting atmosphere, highlighted by beautiful hardwood flooring throughout the kitchen, living, and dining areas, complemented by a striking corner gas fireplace in the living room that serves as a perfect focal point for relaxing Alberta evenings. It creates an elegant ambiance whether you're entertaining guests or enjoying a quiet night in. The living area flows seamlessly to your private patio, where the sunny southwest exposure floods the space with abundant natural light and warmth throughout the day, enhancing the open and airy feel while offering beautiful views and an ideal extension of your living space for morning coffee, evening unwinding, or simply soaking in the greenery and peaceful surroundings that provide a rare sense of connection to nature in a condominium setting. Both bedrooms are generously proportioned, offering flexibility for a primary retreat, guest accommodations, or even a home office, while the two full bathrooms ensure convenience and comfort for daily living. Particularly noteworthy is the main bathroom, which thoughtfully incorporates newer full-size stacked laundry machines, eliminating the inconvenience of shared facilities and providing the ease and privacy of in-suite laundry right where you need it most. Also included is a single titled indoor parking stall. As an adult-oriented building (18+), The Gallery promotes a mature, respectful, and tranquil community environment that appeals to downsizers,

professionals, couples, and empty-nesters seeking low-maintenance living without compromising on space or quality. Located in the established and desirable Dalhousie neighborhood of northwest Calgary, this property places you minutes from excellent shopping at Dalhousie Station, top restaurants and cafes, recreational pathways and parks, community amenities, and convenient access to major routes like Stoney Trail and Crowchild Trail for effortless commuting across the city. Whether you're looking to simplify your lifestyle while gaining more space than a typical condo or seeking a bright, functional residence with outdoor access and a sense of openness, this property delivers exceptional value and everyday enjoyment in every detail.