



GRASSROOTS
REALTY GROUP

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711, 4944 dalton Drive NW
Calgary, Alberta

MLS # A2321301



\$199,990

Division:	Dalhousie		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	787 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 549
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H2d225
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Recreation Facilities		

Inclusions: .

MOVE-IN READY with IMMEDIATE POSSESSION available. Situated on the 7th floor, this bright and spacious 2 bedroom unit offers plenty of natural sunlight. Features include new paint and a new stove. The open-concept living and dining area has large sliding doors leading to a private balcony. There is also a large in-unit storage room. Residents of The Fortress enjoy great amenities, including a heated indoor swimming pool, fitness center, tennis courts, party room, bicycle storage, and a large laundry facility. The building also has security cameras for added peace of mind. Unbeatable location—just steps to Dalhousie C-Train Station, Northland Shopping Centre, parks, schools, and Sir Winston Churchill High School. Minutes to the University of Calgary, Foothills Hospital, and Alberta Children's Hospital. VACANT and easy to show. Great value!