



GRASSROOTS
REALTY GROUP

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402C, 5601 Dalton Drive NW
Calgary, Alberta

MLS # A2328348



\$205,000

Division:	Dalhousie		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	745 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 620
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Bright and affordable 2 bedroom, 1 bathroom top-floor corner unit offering a functional open-concept layout and comfortable everyday living. The main living space feels open and inviting, with natural light throughout and direct access to a private balcony that is perfect for relaxing. Both bedrooms are generously sized, providing flexibility for a home office, guests, or shared living. The unit has been freshly painted and is move-in ready, making it a strong option for first-time buyers, downsizers, or investors. Located in the established community of Dalhousie, just minutes to the C-Train, Market Mall, University of Calgary, shopping, and major routes including Crowchild Trail. An excellent opportunity to own an affordable top-floor corner unit in a location that consistently delivers convenience and long-term value. Come see it for yourself.