



GRASSROOTS
REALTY GROUP

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205, 4835 Dalhousie Drive NW
Calgary, Alberta

MLS # A2332046



\$430,000

Division:	Dalhousie		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,053 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 764
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Soaking Tub, Stone Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Open house, Saturday Aug 1, 11am-1pm Welcome to The Gallery, one of Dalhousie's most sought-after condo buildings. With just 16 residences in this exclusive 18+ community, this is a rare opportunity to enjoy refined, low-maintenance living in a quiet, beautifully maintained setting. From the moment you step inside, the impressive curved staircase, elegant décor and boutique atmosphere set this building apart. Offering 1,053sqft of thoughtfully designed living space, this exceptional 2 bedroom, 2 full bathroom home enjoys expansive vistas with a sneak peek of the mountains. A stunning picture window in the spacious living room perfectly frames the view, creating a show-stopping focal point you'll appreciate every day. The inviting living area also features a cozy corner gas fireplace and opens onto a private south-facing balcony surrounded by mature trees, offering the perfect place to relax and unwind. Designed with both everyday living and entertaining in mind, the kitchen features a large island with seating, granite countertops, ample workspace and newer stainless steel appliances, including a sparkling NEW OVEN with built-in air fryer functionality. A generous dining area flows into the living room, creating an open, welcoming space for family and friends. Engineered hardwood flooring runs throughout the home, with no carpet, while multiple storage closets, including a large walk-in pantry, provide exceptional organization. The spacious primary retreat offers large windows, his-and-her closets, including a walk-in closet complete with custom built-in organizers, drawers, shelving and lots of hanging space, as well as blackout blinds for a restful night's sleep. The second bedroom is ideal for guests or a home office, and also includes closet organizers. Both full bathrooms have been FULLY RENOVATED with modern QUARTZ countertops, slate tile flooring and

comfort-height 19" toilets. Additional features include REPLACEMENT OF THE POLY-B PLUMBING, shut-off valves installed at every sink, and AIR CONDITIONING for year-round comfort, (professionally maintained annually). Adding even more value are 2 TITLED PARKING STALLS conveniently located side by side, along with a large, secure walk-in storage room directly in front of them. Pet lovers will appreciate that the Gallery welcomes one small dog or cat (with board approval). Perfectly located just steps from Dalhousie Station, you'll enjoy easy access to Safeway, shopping, restaurants, cafés and everyday amenities. The Dalhousie LRT Station and central bus hub are within walking distance, while an additional bus stop is located directly outside the building. Nearby pathways offer wonderful opportunities for walking and cycling, making it easy to enjoy the outdoors. Exceptionally well managed with a highly attentive board, this low-density building offers a peaceful, friendly lifestyle in one of NW Calgary's most convenient locations. Don't miss your chance to call this exceptional condo home!