

# **\$329,000 - #65, 4740 Dalton Drive Nw, Calgary**

MLS® #A2120862

**\$329,000**

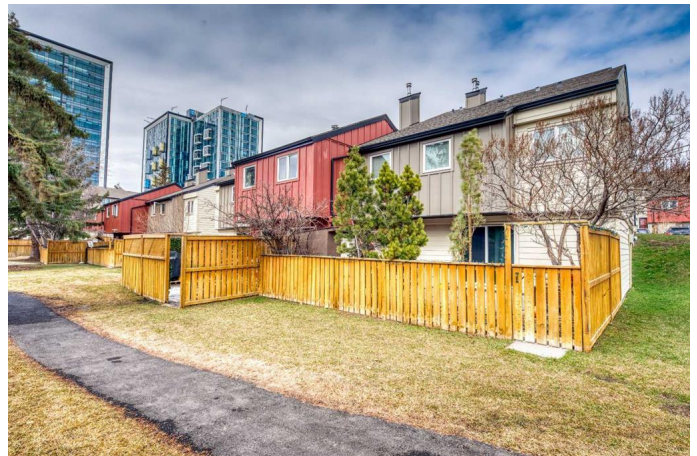
2 Bedroom, 1.00 Bathroom, 801 sqft

Residential on 0.00 Acres

Dalhousie, Calgary, Alberta

Welcome to a move-in ready three level Townhouse with multiple recent upgrades, nestled in the well-maintained Complex of Dalton Square in the mature neighbourhood of Dalhousie. A short-walking distance to the LRT, nearby shopping, dining and entertainment, playgrounds and schools, walk and bike trails, off-leash dog walking areas, and a short distance to the University of Calgary, SAIT and Foothills Hospital, providing a perfect blend of convenience and accessibility.

The front door gives you quick and direct access to the Parking Lot and your Assigned Parking Stall in front of the home. There is nobody living on top or below you in this home. The MAIN LEVEL has a practical open concept Living, Dining and Kitchen combo with stainless steel appliances, flooded with natural light from large patio doors leading to your own private fenced backyard overlooking a quiet green space and mature trees. Your back deck is a true quiet get-away from the front parking lot and road traffic noise, an ideal oasis for sipping your morning coffee or evening cool-down drink. The UPPER LEVEL boasts 2 good-size Bedrooms also overlooking the quiet green space, a separate Storage Room that can be used as a craft room, library or walk-in closet, and a nicely appointed 4 piece Bathroom. The LOWER LEVEL is a developed basement Utility Room and provides extra storage area, separate laundry room, and easy access to the hot water tank



and furnace. You also have the option to lease additional parking stalls for personal use, as well there is plenty of Visitor Parking for your guests. This property is pet-friendly with Board Approval, and could also be a rental property. Your unit comes with parking, car Plug-in, water, sewer, trash/ recycling, snow removal, and cable.

This home has been refreshed and upgraded top to bottom: Durable LVP (Luxury vinyl planks) was installed on the Main floor and Upper Level (2022); SICO neutral paint colour throughout, stainless steel appliances (stove, refrigerator, dishwasher and hood fan), and new washer & dryer (2022); refreshed kitchen and bathroom with new countertop, sink, faucets, and privacy lattice to the backyard fence (2023); and new carpet on stairs (2024). The furnace was serviced and the air vents cleaned in October 2022, and is due in October 2024. The sump pump was serviced in 2023. The Complex underwent extensive upgrades in the last 10 years including new siding, windows and doors.

Built in 1977

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2120862      |
| Price          | \$329,000     |
| Sold Price     | \$377,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 801           |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

Community Information

|             |                           |
|-------------|---------------------------|
| Address     | #65, 4740 Dalton Drive Nw |
| Subdivision | Dalhousie                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3A2H4                    |

Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Parking, Playground, Snow, Parking |
| Parking Spaces | 1                                  |
| Parking        | Parking Lot, Paved, Plug-In,       |

Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceiling, Pantry, Storage, Sump Pump |
| Appliances        | Dishwasher, Electric Range,                              |
| Heating           | Forced Air, Natural Gas                                  |
| Cooling           | None                                                     |
| Has Basement      | Yes                                                      |
| Basement          | Finished, Full                                           |

Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance, Private Yard, Storage                                                      |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Level, Street Lighting, Yard Lights, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                        |
| Construction      | Composite Siding, Wood Frame                                                                           |
| Foundation        | Poured Concrete                                                                                        |

Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 8th, 2024  |
| Date Sold      | April 10th, 2024 |
| Days on Market | 2                |
| Zoning         | Residential      |
| HOA Fees       | 0.00             |

Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|



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