

# \$395,000 - 64, 4740 Dalton Drive Nw, Calgary

MLS® #A2223505

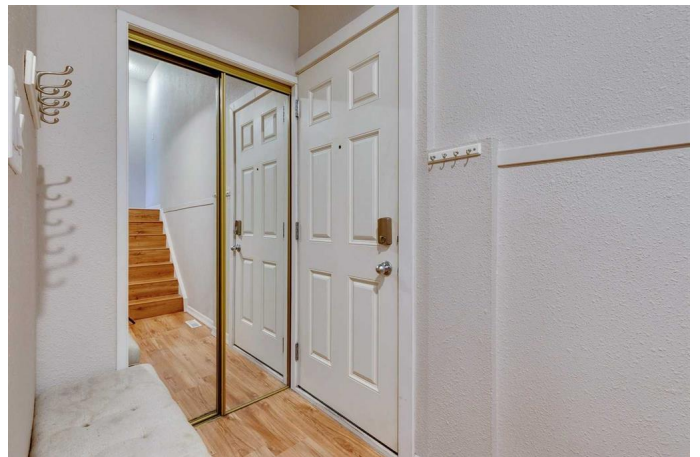
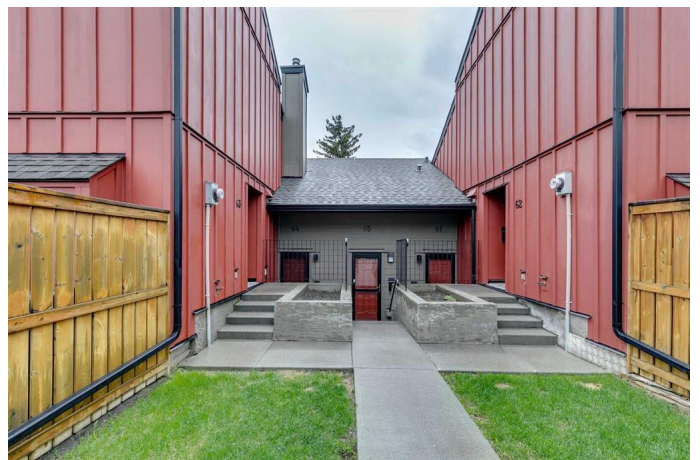
## \$395,000

4 Bedroom, 2.00 Bathroom, 510 sqft

Residential on 0.00 Acres

Dalhousie, Calgary, Alberta

Welcome to this Spacious Dalhousie Gem with 1450 square feet of living space. You will find 4 bedrooms, 2 bathrooms, and a private fenced backyard with plenty of space including a shed for storage. This home has so much to offer. Location is prime for this End Unit home. Its just a 5 minute walk to Dalhousie Train Station, less than 15 mins to the University by train, and just as quick on a bicycle. The main level is bright and spacious, with massive South facing windows and sliding patio door. The Living Room and Dining Room are perfect for entertaining, with direct access to the no maintenance yard, including a gate to the adjoining greenspace. The kitchen offers plenty of counter space, full appliance package, and a massive pantry. The main floor features the largest of the 4 bedrooms with built-in Wardrobes, along with a full bathroom with standup shower. The laundry room completes the main level with loads of storage. Upstairs, you will find the primary bedroom with walk-in closet, along with 2 additional bedrooms and another full bathroom. The complex is exceptionally well maintained and was completely transformed during the past 10 years with new Hardie Board siding, roofs, fencing, windows and doors. The location, again, is superb being steps away from shops, restaurants and a grocery store at Dalhousie Station. Walkable/Bikeable to parks, pathways, schools, recreation, and a quick commute to Hospitals, Downtown and Employment Centres. Parking Stall #22 is



conveniently located directly out front, and there is also visitor parking around the corner.

**\*\*Please note - Due to the layout of this property and the exterior grade, the RMS size is 510 sf however this unit actually offers a total of 1450 sf of finished living space.\*\***

Built in 1977

### **Essential Information**

MLS® #	A2223505
Price	\$395,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	510
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split
Status	Active

### **Community Information**

Address	64, 4740 Dalton Drive Nw
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2H4

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer,

	Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Level
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	22
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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