

# \$449,900 - 26, 4936 Dalton Drive Nw, Calgary

MLS® #A2214173

**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,024 sqft

Residential on 0.00 Acres

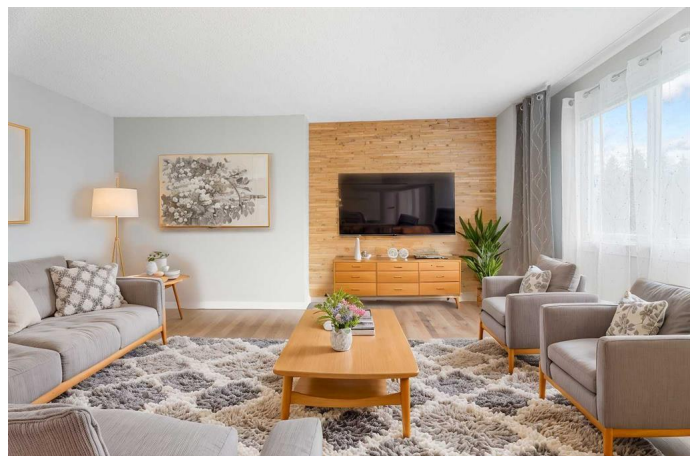
Dalhousie, Calgary, Alberta

OPEN HOUSE Sunday June 15 from 12-2pm. Welcome to this beautifully updated 2-storey townhouse that combines style, comfort, and convenience! Boasting 3 spacious bedrooms, plus 1 private room downstairs, and 2 full bathrooms, this home is perfect for families, professionals, or anyone seeking a low-maintenance lifestyle close to it all. Experience roughly 1465 sqft of total finished living space!

The large, updated primary bedroom features a generous walk-in closet, offering a true retreat after a long day. The modern kitchen is designed to impress with contemporary finishes and functionality, ideal for home chefs and entertainers alike. Downstairs, enjoy the versatility of a fully finished basement, perfect for a media room, home office, or additional living space.

Step outside to your private, fenced front yard—a rare find that offers space to relax, garden, or enjoy your morning coffee. The complex backs onto green space, playgrounds, and walking/bike paths, creating a peaceful environment that feels far from the hustle, yet you're just a short 7 minute walk to the C-train station and a quick 15 minute commute to downtown!

With low condo fees, a strong reserve fund, and a quiet, well-managed complex, this home offers incredible value. This has been a



consistent cash flowing investment property since 2017. Plus, youâ€™re conveniently located near the University of Calgary, the best mall in the city, and two major hospitals, making this location unbeatable! City of Calgary 2025 assessed value is 515,500

Donâ€™t miss your chance to own this gem in a prime location! Book your showing today.

Built in 1977

**Essential Information**

MLS® #	A2214173
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,024
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	26, 4936 Dalton Drive Nw
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2E4

**Amenities**

Amenities	Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Assigned, Off Street, Parking Lot, Stall

**Interior**

Interior Features	French Door, Pantry, Storage, Vinyl Windows, Wood Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Backs on to Park/Green Space, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	40
Zoning	M-H1

## Listing Details

Listing Office	CIR Realty
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