

49, 4936 DALTON Drive NW
Calgary, Alberta

MLS # A2236496



\$345,000

Division:	Dalhousie		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	993 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Front Yard, Low Maintenance Landscaping		

Heating: Forced Air

Floors: Laminate, Tile

Roof: Asphalt

Basement: Full, Unfinished

Exterior: Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 351

LLD: -

Zoning: CAL ZONE NW

Utilities: -

Inclusions: NONE

*** seller motivated *** Private location next to a park *** This end-corner unit offers the privacy of a near-detached home and sits directly beside Dalton Park. Step from your front door into open green space or enjoy park views from the deck. Ideal for families, students, or couples, the location feels safe and benefits from immediate access to the park. Inside are three bedrooms, an eat-in kitchen, and an undeveloped basement offering future potential. Dalton Mews is a small, well-maintained condominium development with recent upgrades to the exterior of the homes and mature landscaping. Walkways wind between, creating a charming setting with frequent visits from local wildlife. The property is within walking distance of the LRT, shops, supermarket and other amenities.