

**74, 4936 Dalton Drive NW**  
**Calgary, Alberta**

**MLS # A2239404**



**\$339,900**

|                  |                   |               |                   |
|------------------|-------------------|---------------|-------------------|
| <b>Division:</b> | Dalhousie         |               |                   |
| <b>Type:</b>     | Residential/Other |               |                   |
| <b>Style:</b>    | 2 Storey          |               |                   |
| <b>Size:</b>     | 995 sq.ft.        | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 3                 | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall             |               |                   |
| <b>Lot Size:</b> | -                 |               |                   |
| <b>Lot Feat:</b> | Front Yard        |               |                   |

|                    |                               |                   |           |
|--------------------|-------------------------------|-------------------|-----------|
| <b>Heating:</b>    | Forced Air                    | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Laminate                      | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle               | <b>Condo Fee:</b> | \$ 334    |
| <b>Basement:</b>   | Finished, Full                | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Concrete, Vinyl Siding        | <b>Zoning:</b>    | M-H1 d225 |
| <b>Foundation:</b> | Poured Concrete               | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Ceiling Fan(s), Vinyl Windows |                   |           |

|                    |      |
|--------------------|------|
| <b>Inclusions:</b> | None |
|--------------------|------|

Ideal first home or investment opportunity! Perfectly located in the heart of Northwest Calgary, this townhome offers a functional layout and exceptional accessibility. Just steps from the Dalhousie C-Train station and minutes from Crowchild Trail and John Laurie Boulevard, commuting around the city is a breeze. You're also conveniently close to the University of Calgary, SAIT, and downtown—ideal for students, faculty, or professionals. The bright and open main floor provides a warm and spacious living area, perfect for relaxing or entertaining. Upstairs, you'll find three well-sized bedrooms and a 4-piece bathroom, offering flexibility for families, guests, or a home office. The fully finished basement expands your living space with a large recreation room—perfect for movie nights, workouts, or a play area—plus a laundry area and a convenient 3-piece bathroom. Enjoy your own private front yard, a perfect spot for morning coffee, weekend barbecues, or simply soaking up some fresh air. With parks, schools, shopping, transit, and major routes all nearby, this home offers an unbeatable blend of convenience.