

# \$340,000 - 913, 4944 Dalton Drive Nw, Calgary

MLS® #A2173562

**\$340,000**

1 Bedroom, 2.00 Bathroom, 885 sqft  
Residential on 0.00 Acres

Dalhousie, Calgary, Alberta

Owner Relocating: Exclusive Duplex  
Opportunity

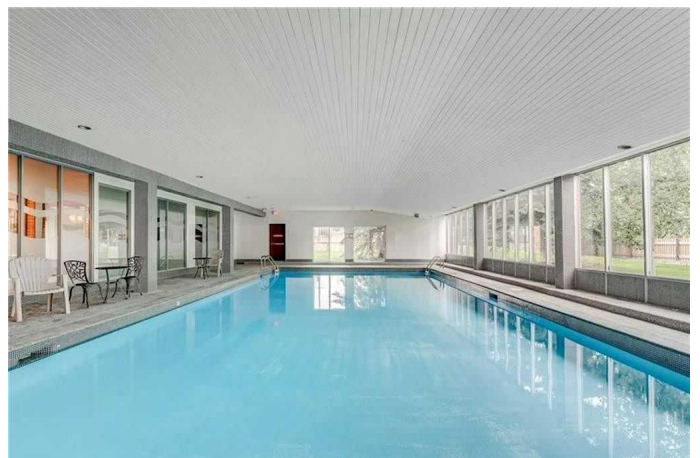
Duplexes rarely come to market in this 17-floor, 200+ unit complex, especially since these units are few and unique. This duplex features 1.5 bathrooms and walk-in closets, amenities not found in the other 200 two-bedroom units in the building.

It has been expertly redesigned from two bedrooms into one spacious master bedroom. Both floors offer breathtaking views of the Rocky Mountains, providing a serene work-from-home environment and the perfect setting for rejuvenating swim breaks.

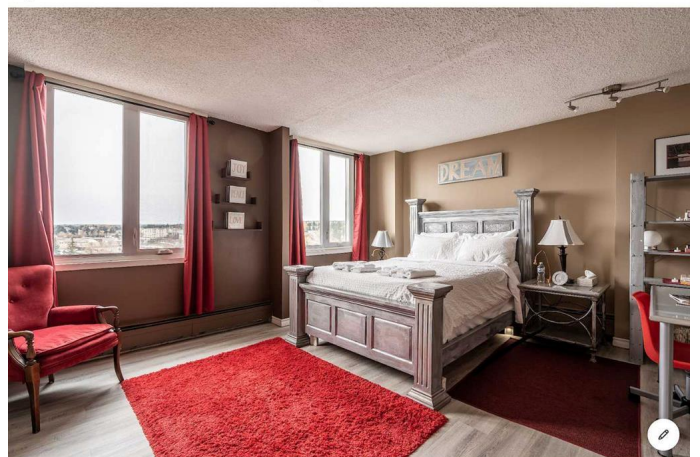
Dual separate entrances on the 9th and 10th floors enhance privacy, while the addition of a half bath significantly reduces morning congestion and improves convenience for guests.

Residents enjoy access to a full-size saltwater pool, a modern fitness center, and two private tennis courts. The Dalhousie LRT station is just a short walk away, with a bus stop conveniently located at the entrance.

This duplex boasts features like dual-level living, tennis courts, and covered parking, making it a standout property in Calgary, or anywhere in Alberta.



4:10 PM Thu Oct 17 Updated 11:33 AM



Built in 1977

## Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | A2173562         |
| Price          | \$340,000        |
| Bedrooms       | 1                |
| Bathrooms      | 2.00             |
| Full Baths     | 1                |
| Half Baths     | 1                |
| Square Footage | 885              |
| Acres          | 0.00             |
| Year Built     | 1977             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 913, 4944 Dalton Drive Nw |
| Subdivision | Dalhousie                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3A 2E6                   |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Coin Laundry, Fitness Center, Garbage Chute, Indoor Pool, Parking, Racquet Courts, Trash, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Parkade, Stall   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Chandelier, Walk-In Closet(s), Bidet, Storage |
| Appliances        | Dishwasher, Electric Stove, Refrigerator      |
| Heating           | Baseboard                                     |
| Cooling           | None  |
| # of Stories      | 17  |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Tennis Court(s) |
| Construction      | Concrete                 |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2024 |
| Days on Market | 176                |
| Zoning         | M-H2               |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Rekha Realty |
|----------------|--------------|

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