

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	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 351
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	CAL ZONE NW
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

*** seller motivated *** best location *** 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.