

107, 4835 Dalhousie Drive NW  
Calgary, Alberta

MLS # A2287183



## \$439,000

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 878
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Upright freezer in the storage room		

Welcome to this rare offering in the highly sought-after Gallery building in desirable Dalhousie. Conveniently located on the main floor but with a beautiful patio that sits well above ground level, this exceptional end unit combines privacy, elegance and everyday comfort in an exclusive 18+ building with only 16 residences. From the moment you step inside, the building sets the tone with its luxurious feel, sweeping curved staircase and tasteful decor. The unit itself has a private foyer and opens to a bright and airy 1,216 sq. ft. layout enhanced by large windows, tall ceilings and an abundance of natural light. The kitchen is designed for both function and connection, featuring a generous island with seating, granite countertops, stainless steel appliances and ample counter space. The kitchen flows beautifully into the spacious dining area, which can easily accommodate sizeable gatherings. The living room invites relaxed, elegant comfort and frames the stunning outdoor views. The true showstopper is the massive patio, large enough for two distinct seating areas. Take in views of the mountains while enjoying your morning coffee, summer al fresco dining or a peaceful evening unwind. It is a rare outdoor space that genuinely extends your living area. The condo offers two spacious bedrooms, including a large primary retreat complete with a walk-in closet, additional linen storage and ensuite featuring a soaking tub and separate shower. The second bedroom is perfectly suited as a guest room or home office and is conveniently located near the additional two-piece bathroom, where you will also find in-suite laundry and another linen closet. Storage is exceptional throughout - there is a dedicated storage room at the front of the unit ideal for a freezer or pantry overflow, plus an impressive 6' x 12' (approx) storage room in the underground parkade

located directly in front of your oversized titled parking stall. The building welcomes your pets (a small dog or cat) and is situated just steps from Dalhousie Station, with convenient access to shopping, restaurants and a Safeway grocery store. The Dalhousie LRT Station and central bus hub are a short walk away, with an additional bus stop located right outside the building. For those who enjoy walking or biking, numerous nearby pathways make it easy to stay active and connected to nature. Well managed with a highly attentive board, this low-density building offers a quiet, refined and friendly lifestyle, in an unbeatable location. Units here rarely come to market so don't miss the opportunity to call this exceptional condo home! (Please click on the link for the 3D Tour.)