

913, 4944 Dalton Drive NW
Calgary, Alberta

MLS # A2173562



\$340,000

Division:	Dalhousie		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	885 sq.ft.	Age:	1977 (48 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 601
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Bidet, Chandelier, Storage, Walk-In Closet(s)		

Inclusions: Furnished

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.