

# \$299,000 - 78, 4740 Dalton Drive Nw, Calgary

MLS® #A2250409

**\$299,000**

2 Bedroom, 1.00 Bathroom, 916 sqft

Residential on 0.00 Acres

Dalhousie, Calgary, Alberta

Exceptional value for this adorable 2 bedroom, 1 full bath townhome with fenced south yard in the heart of Dalhousie, NW. Low condo fees of only \$307.11/mo include water & sewer.

Perfect home for a first time buyer. Open and bright main floor with large living room and patio doors out to the private, fully fenced back yard. Cute kitchen with white cupboards, new stove & handy storage unit. Main floor laundry. Upstairs are 2 bedrooms, a full bathroom and an exceptionally large storage area. Updates include: new blinds/ceiling painted on main floor, lattice added to the fence + master bedroom ceiling fan. 1 assigned parking spot, pet friendly and well-managed complex with extensive exterior upgrades over the last 10 years including roof, siding, windows, doors and fences. Fantastic location near shopping, restaurants, off leash areas, a short distance to the LRT, close to U of C, Childrens and Foothills Hospitals, and a quick trip downtown or west to the mountains.

Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2250409  |
| Price          | \$299,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 916       |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 1977          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 78, 4740 Dalton Drive Nw |
| Subdivision | Dalhousie                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3A 2H4                  |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Visitor Parking, Parking |
| Parking Spaces | 1                        |
| Parking        | Assigned, Stall, Paved   |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | No Smoking Home, Storage                    |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                     |
| Cooling           | None                                        |
| Basement          | None                                        |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Yard, Lawn                |
| Roof              | Asphalt Shingle                |
| Construction      | Composite Siding, Wood Frame   |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 4                    |
| Zoning         | M-C1 d75             |

### Listing Details

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