

# \$299,900 - 413, 4944 Dalton Drive Nw, Calgary

MLS® #A2246373

**\$299,900**

2 Bedroom, 2.00 Bathroom, 864 sqft

Residential on 0.00 Acres

Dalhousie, Calgary, Alberta

Unique Multi-Level Apartment with Balcony | 2 Bedrooms | 1.5 Baths |

Opportunity knocks! This rare 2 Bedroom, 1.5 Bathroom multi-level apartment offers a unique layout with 864 sq.ft. of functional living space in the desirable and well-established community of Dalhousie. Ideally located just steps from the Dalhousie C-Train Station, this unit is perfect for homebuyers or investors seeking convenience and long-term value.

On the main level (4th floor), youâ€™ll find a spacious Living and Dining Room combination that flows seamlessly onto a full-width private balconyâ€”perfect for relaxing or entertaining. The well-appointed Kitchen features granite countertops, and the main floor is complete with a convenient half bathroom and in-suite washer & dryer combo.

Going down the stairs (3rd floor), youâ€™ll find two Bedrooms, a 4-piece Bathroom, and two versatile Storage Roomsâ€”each with built-in closet organizers to maximize space.

This unit comes with an assigned parking stall, and plenty of visitor parking is available for your guests. Condo fees include heat and water, adding to its overall affordability. The building also offers fantastic amenities, including an indoor swimming pool, fitness center, secure indoor bike parking room,



outdoor tennis court, dry sauna, party room with kitchen, workshop, and outdoor patio.

Unbeatable locationâ€”within walking distance to shopping centers and Dalton Park, and just a short commute to top schools including Sir Winston Churchill High School and the University of Calgary. With easy access to transit and Crowchild Trail, this unit offers exceptional value for both comfortable living and savvy investing.

Built in 1977

### Essential Information

MLS® #	A2246373
Price	\$299,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	864
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	413, 4944 Dalton Drive Nw
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2E6

### Amenities

Amenities	Elevator(s), Fitness Center, Indoor Pool, Laundry, Park, Party Room, Racquet Courts, Trash, Visitor Parking, Bicycle Storage
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Parking Spaces	1
Parking	Parkade, Stall

### **Interior**

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	16

### **Exterior**

Exterior Features	Tennis Court(s)
Construction	Brick, Concrete

### **Additional Information**

Date Listed	August 7th, 2025
Zoning	M-H2 d225

### **Listing Details**

Listing Office	Jessica Chan Real Estate & Management Inc.
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