413 4944 Dalton Drive NW

Calgary | Active | MLS® A2353024

$209,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1977**	**864 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Jessica Chan Real Estate & Management Inc.

A closer look

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), you'll find a spacious Living and Dining Room combination that flows seamlessly onto a full-width private balcony-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), you'll find two Bedrooms, a 4-piece Bathroom, and two versatile Storage Rooms-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 location-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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353024
Bedrooms	2
Bathrooms	2
Year Built	1977
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Multi Level Unit
Total Living Area:	864 sq. ft.
Condo Fee:	$600.63
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Water
Front Exposure:	Southeast
Unit Exposure:	Northwest
Floor Location:	Other
Entry Level:	4
Stories Total:	16
Levels:	Multi Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1977 (Age: 49)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	9110973
Heating:	Baseboard
New Constr.:	No

Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Bathroom
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Fortress
Community:	Dalhousie
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Indoor Pool, Laundry, Park, Party Room, Racquet Courts, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Inclusions:	Washer/Dryer Combo
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Living/Dining Room Combination · 15'5" × 11'6" ·
Main Floor	Kitchen · 8'7" × 8'6" ·
Main Floor	Bedroom - Primary · 12' × 8'10" ·
Main Floor	Bedroom · 12' × 6'9" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Granite Counters, No Animal Home, No Smoking Home, See Remarks
Exterior Features:	Tennis Court(s)
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-H2
Listed Date:	Oct 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/413-4944-dalton-drive-nw-calgary-a2353024/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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