

# \$375,000 - 74, 4936 Dalton Drive Nw, Calgary

MLS® #A2219355

**\$375,000**

3 Bedroom, 2.00 Bathroom, 995 sqft

Residential on 0.00 Acres

Dalhousie, Calgary, Alberta

Ideal first home or investment opportunity! Perfectly located in the heart of Northwest Calgary, this townhome offers a functional layout and exceptional accessibility. Just steps from the Dalhousie C-Train station and minutes from Crowchild Trail and John Laurie Boulevard, commuting around the city is a breeze. You're also conveniently close to the University of Calgary, SAIT, and downtown—ideal for students, faculty, or professionals. The bright and open main floor provides a warm and spacious living area, perfect for relaxing or entertaining. Upstairs, you'll find three well-sized bedrooms and a 4-piece bathroom, offering flexibility for families, guests, or a home office. The fully finished basement expands your living space with a large recreation room—perfect for movie nights, workouts, or a play area—plus a laundry area and a convenient 3-piece bathroom. Enjoy your own private front yard, a perfect spot for morning coffee, weekend barbecues, or simply soaking up some fresh air. With parks, schools, shopping, transit, and major routes all nearby, this home offers an unbeatable blend of convenience.

Built in 1977

## Essential Information

MLS® # A2219355

Price \$375,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	995
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	74, 4936 Dalton Drive Nw
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2E4

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	34
Zoning	M-H1

### **Listing Details**

Listing Office	C-Luxury Realty Ltd.
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