

# \$334,900 - 19, 4740 Dalton Drive Nw, Calgary

MLS® #A2242889

**\$334,900**

3 Bedroom, 1.00 Bathroom, 1,076 sqft

Residential on 0.00 Acres

Dalhousie, Calgary, Alberta

Bright & cheerful 3 bedroom townhome with private back yard & majestic mature trees located in the established community of Dalhousie. The main level presents laminate flooring, showcasing the living/dining area with patio doors to a brand new pressure treated deck & charming kitchen that's finished with quartz counter tops, plenty of storage space & crisp white appliances, including a new dishwasher. There are 3 bedrooms, 4 piece bath & 2 large storage closets. The largest closet could be used as a flex space for a small home office setup, with electrical outlet in place. Other notable features include in-suite laundry & an assigned parking stall outside the front door. The location is incredibly convenient with a short walk to Dalton Park & Dalhousie Station for a quick 5 minute ride to U of C or 12 minute ride to SAIT. Excellent schools (including Churchill High) & shopping at Walmart, Safeway, Co-op, Canadian Tire & a brand new GoodLife Fitness are all close by. Also enjoy easy access to Crowchild & Shaganappi Trails & John Laurie Blvd. Freshly painted and move-in ready!! Immediate possession is available!

Built in 1977

## Essential Information

MLS® # A2242889

Price \$334,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,076         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 19, 4740 Dalton Drive Nw |
| Subdivision | Dalhousie                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3A 2H4                  |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Parking, Snow Removal |
| Parking Spaces | 1                     |
| Parking        | Stall                 |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters, Soaking Tub, Track Lighting                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                            |
| Cooling           | None                                                                                  |
| Basement          | None                                                                                  |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 11              |
| Zoning         | M-C1 d75        |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.