

# \$249,900 - 308a, 5601 Dalton Drive Nw, Calgary

MLS® #A2215024

**\$249,900**

2 Bedroom, 1.00 Bathroom, 750 sqft

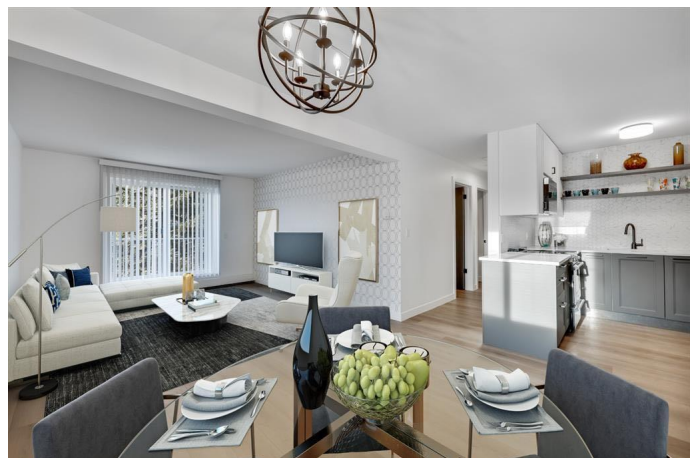
Residential on 0.00 Acres

Dalhousie, Calgary, Alberta

Welcome to Sunflower Garden Court, located in the highly sought-after community of Dalhousie. This third-floor, end-unit condo offers a south-facing view overlooking a peaceful green-space in located on a quiet street but only steps to a fully equipped plaza that has everything you need. Fully renovated and move-in ready, this bright and spacious two-bedroom, one-bathroom unit is perfect for first-time buyers or investors alike. The kitchen features high-end finishes, including quartz countertops, stainless steel appliances, and modern vinyl plank flooring. Enjoy the convenience of in-suite laundry, and relax in a stunning, designer-style bathroom with a New York feel tilework and décor throughout the home. Excellent use of space as they have even accommodated a custom built-in workstation. The building is professionally managed by an excellent condo management company that has overseen numerous recent improvements to the property—offering peace of mind and long-term value for owners. Located in the heart of Dalhousie, you™re just minutes from the University of Calgary, and within walking distance to grocery stores, Canadian Tire, public transit, schools, and more. Enjoy quick access to both Market Mall and Northland Mall—everything you need is right outside your door!

Built in 1976

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2215024          |
| Price          | \$249,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 750               |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 308a, 5601 Dalton Drive Nw |
| Subdivision | Dalhousie                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3A2E2                     |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Laundry, Parking, Playground, Snow Removal, Visitor Parking, Coin Laundry |
| Parking Spaces | 1                                                                         |
| Parking        | Assigned, Stall                                                           |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters          |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | None                                                                                         |
| # of Stories      | 4                                                                                            |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Construction      | Stone, Stucco, Wood Frame |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 3                |
| Zoning         | M-C1             |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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