

# \$359,900 - 74, 4936 Dalton Drive Nw, Calgary

MLS® #A2239404

**\$359,900**

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® # A2239404

Price \$359,900



|                |               |
|----------------|---------------|
| 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    | July 12th, 2025 |
| Days on Market | 22              |
| Zoning         | M-H1 d225       |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | C-Luxury Realty Ltd. |
|----------------|----------------------|

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