

334, 5201 Dalhousie Drive NW  
Calgary, Alberta

MLS # A2249650



# \$410,000

Division:	Dalhousie		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,129 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 681
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Come See The Beautiful Phoenician! Welcome to this bright and spacious 1,129 sq. ft. 2 bedroom, 1.5 bathroom condo in the sought-after Phoenician adult building. This well-designed home offers comfort, convenience, lifestyle with an on-site Manager available during business hours. . \*Key Features: \*Assigned heated underground parking + your own storage unit. \*In-suite laundry and a private balcony. \*Spacious living room with fireplace, dining area, and kitchen. \*Wide entrance with walk-in closet and extra storage. \*Primary bedroom with 2 closets (with organizers), soaker tub, and separate shower. Just steps from the elevator for easy access. All this plus Community & Lifestyle! The Phoenician is a pet-friendly residence (under 42 cm at shoulder) with a reputation for comfort and community. Enjoy these amenities: \*Guest suite for visitors. \*Fitness room, workshop, library, media room, and games room. \*Car wash bay and covered visitor parking. \*Beautiful courtyard gardens filled with flowers. \*Social activities like cards, bingo, shuffleboard, piano, and movie nights. Walk for groceries, restaurants, and the Dalhousie LRT station&mdash;perfect for professionals, downsizers, or even students attending the nearby University. This original-owner home is ready for you to make it your own. Don&rsquo;t miss your chance to live in one of the city&rsquo;s most desirable residences!