

334, 5201 Dalhousie Drive NW  
Calgary, Alberta

MLS # A2295189



## \$399,000

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,129 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s), Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 698
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	Garbage Collection, Heating Paid For, Water Paid For
<b>Features:</b>	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Time to relax in style at The Phoenician! You can live in this welcoming, bright, beautiful apartment surrounded by landscaped gardens with plenty of social options. Your groceries and transit all a short walk away. Imagine stepping into your 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—perfect for professionals, downsizers, or even students attending the nearby University. With new paint and flooring, this fresh feel bright condo is your chance to live in one of the city's most desirable residences!