334, 5201 Dalhousie Drive NW
Calgary, Alberta

MLS # A2249650

$422,000

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—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’t miss your chance to live in one of the city’s most desirable residences!