

139, 5201 Dalhousie Drive NW
Calgary, Alberta

MLS # A2272578



\$429,900

Division:	Dalhousie		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,081 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 649
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions:	Freezer in storage room
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Welcome to The Phoenician! This highly sought-after 18+ adult living complex is ideally located just steps from the Dalhousie C-Train Station, shopping, and restaurants. This 1081 sq. ft. ground-floor unit offers an abundance of natural light and a bright, inviting layout that feels instantly welcoming. Recent updates include new flooring installed in the living room and bedrooms in 2022, as well as a new air-conditioning unit added in 2024, ensuring year-round comfort and modern appeal. Step outside onto your large private patio, surrounded by beautifully maintained gardens—an ideal spot for morning coffee, reading, or quiet relaxation. With direct outdoor access, it’s perfect for those who value both privacy and ease of living. Enjoy the security and convenience of a titled, heated underground parking stall, an assigned storage locker, and additional underground visitor parking for your guests. One of the true highlights of The Phoenician is its wonderful, welcoming community of residents. It’s known for its friendly, social atmosphere, with plenty of opportunities to connect, participate in activities, and build meaningful relationships. The Phoenician is a well-managed complex with meticulously maintained grounds and an impressive list of amenities, including: • On-site management • Theatre room • Games and shuffleboard area • Library • Recreation room with fireplace • Workshop/hobby room • Exercise room • Community kitchen • Car wash • Guest suite Experience the comfort, convenience, and strong community spirit that make The Phoenician such a special place to call home.