

**404, 5201 Dalhousie Drive NW  
Calgary, Alberta**

**MLS # A2296255**



**\$415,000**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	966 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Enclosed, Garage Door Opener, Parkade, Paved		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 589
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island		

**Inclusions:** OTR Microwave

Welcome to the highly sought-after Phoenician in Dalhousie. This immaculately maintained unit features a PROFESSIONALLY RENOVATED KITCHEN with upgraded quartz countertops, under-cabinet lighting, and an abundance of prep space. The oversized island offers seating for three, making it perfect for casual dining or entertaining. The open-concept living and dining area are both functional and flexible, anchored by a cozy gas fireplace and large windows to let that West sun in! A dedicated office provides excellent work-from-home potential and could be converted into a second bedroom with condo board & city approval&mdash;adding even more versatility to the space. The spacious primary suite easily accommodates a king-sized bed and full furniture set, complemented by a large closet designed to handle your entire wardrobe. The ensuite is thoughtfully laid out with a soaker tub, separate shower, large vanity, and generous space for accessibility. Enjoy peaceful TOP FLOOR living in a quiet location with west-facing views overlooking the courtyard. Step onto your private balcony with durable Duradek finishing, a gas line for BBQing, and a Phantom screen door for optimal airflow. Additional highlights include Carrier air conditioning, Hunter Douglas blinds, new Kohler toilets, a large and easily accessible storage room in the parkade, and a parking stall conveniently located VERY CLOSE to the elevator&mdash;ideal for effortless loading and unloading. The Phoenician offers an exceptional lifestyle with amenities such as a car wash bay, theatre room with regular movie showings, guest suite, party and kitchen rooms, and a vibrant social scene including gardening, cards, exercise, music, and pool clubs. The building has also been well maintained, with exterior stucco repainted in recent years. The building is expertly managed with an

on-site manager and four elevators for ease of access. The location is FANTASTIC! — just steps to Dalhousie Station, with shopping, dining, and C-Train at your doorstep. The University of Calgary, Market Mall, Foothills Medical Centre, University District, and downtown Calgary are all just minutes away. Don't miss the chance to make it your new home. An outstanding opportunity to enjoy a turnkey home in a well-managed, 18+, amenity-rich building. Come see it today!