

142, 5201 Dalhousie Drive NW
Calgary, Alberta

MLS # A2345636



\$379,999

Division:	Dalhousie		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	946 sq.ft.	Age:	1998 (28 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Owned, Parkade, Paved, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 557
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Recreation Facilities, Soaking Tub, Walk-In Closet(s)		

Inclusions: Furnishings are all negotiable.

Welcome to this rare offering in The Phoenician at Dalhousie, where convenience, community, and comfortable living come together. This beautifully updated ground floor end unit offers a unique layout with one bedroom plus versatile office and den spaces. As an end unit, the home benefits from additional windows that fill the space with an abundance of natural light. Freshly painted and updated throughout, this 1 bedroom, 1 bathroom home is move in ready and thoughtfully designed for easy living. One of the standout features is the direct access to the building's beautiful interior garden, along with your own outdoor seating area — perfect for enjoying your morning coffee, reading a book, or simply having a little outdoor space of your own. The ground floor location also makes coming and going exceptionally convenient, with easy exterior access that puts Starbucks, grocery stores, restaurants, the LRT and everyday amenities just steps away. Residents of The Phoenician enjoy an impressive selection of amenities, including a library, fitness room, theatre room, car wash and numerous social groups and activities, creating a welcoming and connected community. The unit includes one titled underground parking stall and a private storage unit. If you're looking for a low maintenance home with natural light, outdoor space, fantastic amenities and an unbeatable Dalhousie location, this is an opportunity you won't want to miss!