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GRASSROOTS REALTY GROUP

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422, 5201 DALHOUSIE Drive NW Calgary, Alberta

MLS # A2356253

$449,900

Division:	Dalhousie		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,251 sq.ft.	**Age:**	1998 (28 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Parkade, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	**Water:**	-
Floors:	Subfloor, Tile, Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 786
Basement:	-	**LLD:**	1-25-2-W5
Exterior:	Stucco, Wood Frame	**Zoning:**	DC (pre 1P2007)
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 1 Motorized Blinds, Venetian Blinds, 3 Fobs, Blackout Curtains, 1 Ceiling Fan, TV Wall Mount in the Primary Bedroom

WELCOME to this BEAUTIFULLY UPDATED 4TH-FLOOR CORNER UNIT w/MOUNTAIN VIEWS in the HEART OF DALHOUSIE, offering 1,250.98 SQ. FT.—ONE OF THE LARGEST UNITS IN THE BUILDING!!! This 2 BEDROOM, 2 BATHROOM CONDO feat. A/C, 2 HEATED TITLED UNDERGROUND PARKING STALLS, a PRIVATE STORAGE LOCKER + INCREDIBLE AMENITIES!!! Updated w/NEW LUXURY VINYL PLANK + TILE FLOORING (DEC 2025), FRESH PAINT (2026), UPDATED BATHROOM FIXTURES + NO POLY-B PLUMBING, this home combines MODERN STYLE, GENEROUS SPACE + LOW-MAINTENANCE LIVING!!! Set in a welcoming 18+ BUILDING, enjoy COMFORT, CONVENIENCE + COMMUNITY! Step inside the inviting FOYER + discover a spacious, thoughtful layout!!! The IN-SUITE LAUNDRY ROOM feat. a UTILITY SINK + EXTRA STORAGE. The generous DINING ROOM is ideal for FAMILY DINNERS + ENTERTAINING!!! Flow into the bright LIVING ROOM, where a cozy FIREPLACE + LARGE WINDOWS create an inviting retreat. Step onto the IMPRESSIVE COVERED BALCONY, approx. 19'4” x 6'0”, complete w/a BBQ GAS LINE for effortless OUTDOOR COOKING, MORNING COFFEE + SUMMER EVENINGS!!! The expansive floor plan provides ROOM TO BREATHE, whether you're hosting loved ones, enjoying quiet evenings or creating a comfortable work-from-home space! The adjoining KITCHEN offers AMPLE CABINETRY, GENEROUS COUNTER SPACE + a PENINSULA w/BREAKFAST BAR SEATING!!! Its functional design + connection to the dining and living areas make everyday meals + entertaining effortless! The spacious PRIMARY BEDROOM is a peaceful retreat w/a WALK-IN CLOSET + PRIVATE ENSUITE w/UPDATED TAPS (2026)!!! The well-sized 2nd BEDROOM is perfect

for GUESTS, a HOME OFFICE or HOBBY ROOM. A convenient 3-PIECE BATHROOM w/a NEW TOILET (DEC 2025) completes the layout! Beyond your front door, an EXCEPTIONAL COLLECTION OF AMENITIES creates a true sense of COMMUNITY!!! Stay active in the FITNESS CENTRE, enjoy films in the THEATRE, challenge friends in the GAMES + BILLIARDS ROOM or gather around the CARD TABLES!!! Explore the PUZZLE ROOM, LIBRARY, CRAFT + HOBBY SPACES, WORKSHOP + SOCIAL LOUNGE w/FULL KITCHEN. POTLUCK DINNERS, PLANNED EVENTS + FRIENDLY GAMES bring neighbours together!!! Outdoors, enjoy the LANDSCAPED COURTYARD, PEACEFUL SITTING AREAS + BBQ PATIOS. GUEST SUITES, a CAR WASH, HEATED VISITOR PARKING + SECURE BIKE STORAGE add convenience! PRIME DALHOUSIE LOCATION!!! Enjoy exceptional access to the UNIVERSITY OF CALGARY, FOOTHILLS MEDICAL CENTRE + ALBERTA CHILDREN'S HOSPITAL, making this an ideal location for those seeking convenience to major education + healthcare hubs! Minutes from DALHOUSIE STATION, C-TRAIN TRANSIT, SHOPPING, RESTAURANTS + EVERYDAY SERVICES, w/quick connections to CROWCHILD TRAIL + JOHN LAURIE BLVD! Nearby PARKS + WALKING PATHS add to the lifestyle. MARKET MALL + nearby recreation options add even more appeal, with shopping, healthcare, education + leisure all within easy reach! W/2 HEATED TITLED UNDERGROUND PARKING STALLS + PRIVATE STORAGE, this home offers SPACE, CONNECTION + AN UNBEATABLE LOCATION!!! BOOK NOW!!!

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