

**338, 5201 DALHOUSIE Drive NW**  
**Calgary, Alberta**

**MLS # A2211085**



**\$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>     | 970 sq.ft.   | <b>Age:</b>   | 1997 (28 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Driveway, Enclosed, Garage Door Opener, Guest, Heated Garage, Parkade, |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |  |                   |                 |
|--------------------|--|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard, Hot Water   | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Laminate   | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 585          |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Stucco, Wood Frame   | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s) |                   |                 |

**Inclusions:** 2 FOBs for entry, 3 Ceiling Fans, and Draperies

Welcome to this bright and spacious 969.52 sq ft unit in the highly sought-after 18+ Phoenician Complex, nestled in the heart of Dalhousie. This meticulously maintained home offers the perfect blend of comfort, functionality, and convenience, ideal for those seeking a peaceful, community-oriented lifestyle. Enjoy the security and ease of titled, heated underground parking, with additional underground visitor stalls and an assigned heated storage locker for your convenience. Upon entering, you're greeted by ' ceilings that add to the open and airy feel of the space. The layout flows seamlessly with an open-concept floor plan and neutral colour palette that brings a warm, cohesive charm throughout the unit. The Kitchen is the true heart of the home, featuring classic oak cabinetry, white appliances, a white tiled backsplash, and a central island with storage, and doubles as a breakfast bar or a handy work station for those looking at recipes. An extra convenience is a pantry to store everything you need. The Dining and Living area is perfect for gathering with family or friends, while the cozy corner gas fireplace sets the tone for relaxing evenings. Step outside through a raised doorway onto the 15'0" x 5'6" Patio, where you can take in lovely views of the beautifully landscaped courtyard and community gardens. The Laundry room has added space for storage, and beside it is the 3-piece Bathroom with a walk-in shower. Across is a 2nd well-sized Bedroom that can easily be used as a guest room, den, or office. The Primary bedroom is a tranquil retreat, offering large windows with views of mature trees, a walk-in closet, and a private 4-piece en-suite Bathroom complete with a relaxing soaker tub and oak cabinetry. Natural light fills the home through a large window, enhancing the bright and inviting atmosphere. This well-run adult

building offers manicured grounds and a host of top-tier amenities including on-site management, 4 elevators, accessible entryways, a private theatre room, games and shuffleboard area, library, sitting room with fireplace, workshop/hobby room, exercise room, party and community kitchen, resident car wash, and two guest suites available for a nominal fee. Located just minutes from the C-Train station, grocery stores, caf  s, restaurants, and other daily essentials, with quick access to the University of Calgary, Nose Hill Park, and Crowchild Trail, this is a home where everything you need is truly at your fingertips. Come experience the comfort and community of the Phoenician&mdash;book your private viewing today!