

**119, 5201 Dalhousie Drive NW  
 Calgary, Alberta**

**MLS # A2249311**



**\$395,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Dalhousie                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 823 sq.ft.                         | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Parkade                            |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                         |                   |                 |
|--------------------|-----------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Boiler                                  | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Laminate                                | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                       | <b>Condo Fee:</b> | \$ 490          |
| <b>Basement:</b>   | -                                       | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete                                | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                       | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Elevator, Granite Counters, See Remarks |                   |                 |

|                    |                    |
|--------------------|--------------------|
| <b>Inclusions:</b> | master bedroom set |
|--------------------|--------------------|

Discover refined living in this beautifully appointed one-bedroom home, offering rare direct access to a private yard space. Sophisticated, warm-toned interiors create an inviting ambiance the moment you enter. The recently reimagined kitchen showcases sleek custom cabinetry and abundant storage, blending modern design with everyday functionality. The expansive living area is bathed in natural light through the adjoining sunroom, creating a bright and airy atmosphere ideal for both relaxation and entertaining. The spacious primary suite impresses with a thoughtfully upgraded ensuite, now featuring a luxurious glass-enclosed shower designed to elevate your daily routine. This residence includes titled underground parking and a private storage space for ultimate convenience and peace of mind. Residents enjoy an exclusive collection of amenities, including a private theatre, billiards and dining salons, a curated library, fully equipped fitness facilities with organized wellness groups, serene landscaped courtyards with gardening opportunities, and even a car wash station—all within a secure and impeccably maintained building. Ideally situated steps from premium shopping, rapid transit, and the University of Calgary, this home offers the perfect blend of elegance, convenience, and lifestyle.