

**411, 5201 Dalhousie Drive NW  
Calgary, Alberta**

**MLS # A2252305**



**\$440,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Dalhousie                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,078 sq.ft.                       | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Parkade, Titled                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                    |                   |                 |
|--------------------|--------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard          | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Hardwood, Linoleum | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                  | <b>Condo Fee:</b> | \$ 660          |
| <b>Basement:</b>   | -                  | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Stucco, Wood Frame | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                  | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar      |                   |                 |

**Inclusions:** Fridge in powder room

Welcome to this stylish 2 bedroom, 1.5 bathroom top-floor condo in the desirable, adult-only (18+) complex of Dalhousie. The open floorplan is enhanced by hardwood flooring and features a modern kitchen with stainless steel appliances, double oven, granite countertops, and a convenient breakfast bar. Accent wallpaper adds character throughout, while the primary suite offers air conditioning, abundant closet space, and its own private ensuite. The additional bedroom can easily serve as a home office or gym and is complemented by a convenient half bath. Step outside to a private balcony, perfect for relaxing or enjoying your morning coffee. Added highlights include a new washer and dryer and the rare benefit of two titled parking stalls. Located near Dalhousie with easy access to shops and transit, the complex offers exceptional amenities including a car wash, fitness room, puzzle room, games room with pool table and shuffleboard, movie theatre, woodworking shop, and a guest suite for visitors.