

**216, 5201 Dalhousie Drive NW**  
**Calgary, Alberta**
**MLS # A2254628**

**\$400,000**

|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Dalhousie                                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                 |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                        |               |                   |
| <b>Size:</b>     | 973 sq.ft.                                         | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 2                                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                  |               |                   |
| <b>Lot Feat:</b> | -                                                  |               |                   |

|                    |                                                                                                                     |                   |                 |
|--------------------|---------------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                                                                              | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                                      | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                     | <b>Condo Fee:</b> | \$ 575          |
| <b>Basement:</b>   | -                                                                                                                   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Stucco                                                                                                              | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                                                                                   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, Walk-In Closet(s) |                   |                 |

**Inclusions:** Built-in Murphy Bed

Welcome to The Phoenician, an exceptional adult (18+) community known for its beautifully landscaped grounds, warm atmosphere, and prime location. This spacious 2 bedroom, 2 full bathroom condo is tucked away in a secluded spot overlooking the serene courtyard, providing both privacy and a peaceful view. The bright, open concept layout offers a large island kitchen with pantry, generous living and dining areas, and a garden door leading to your private balcony. Thoughtful updates include newer tile, laminate flooring, sinks, and toilets. The bedrooms feature cozy carpet, while the rest of the unit has easy-to-maintain laminate. The primary bedroom is air-conditioned for year-round comfort (brand new air conditioner), and the other bedroom includes a built-in Murphy bed for added functionality. The primary suite is a true retreat, complete with a full ensuite, walk-in closet, and its own air conditioning unit. Additional conveniences include in-suite laundry, heated underground parking, and a separate storage locker. Life at The Phoenician is enriched by an impressive array of amenities: a theatre and media room, library and reading lounge, games and billiards area, and a recreation room with a cozy fireplace. Residents also enjoy a workshop and hobby room, well-equipped fitness centre, community kitchen, car wash bay, and two guest suites for visitors. The building is expertly managed with an on-site resident manager and four elevators for ease of access. The location is outstanding &mdash; just steps to Dalhousie Station, with shopping, dining, and the C-Train at your doorstep. The University of Calgary, Market Mall, Foothills Medical Centre, University District, and downtown Calgary are all just minutes away. Blending comfort, convenience, and a true sense of community, this well-managed residence offers an unparalleled lifestyle in one of northwest

Calgary’s most sought-after buildings. Don’t miss the chance to make it your new home.