

**210, 5201 Dalhousie Drive NW**  
**Calgary, Alberta**

**MLS # A2166932**



**\$409,900**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,126 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Cork, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 649
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Soaking Tub, Stone Counters		

**Inclusions:** N/A

Welcome to adult living at its finest in the coveted community of Dalhousie! This stunning 2-bedroom, 2-bathroom condominium in The Phoenician is designed for comfort and style. Step into a spacious open floor plan that seamlessly blends the cozy living room, complete with a gas fireplace, and a modern kitchen featuring elegant stone countertops. The large primary bedroom is a true retreat, boasting a gorgeous ensuite. The secondary bedroom is perfect for an office or guest room. Enjoy year-round comfort with air conditioning and the convenience of a titled underground parking stall. Location is key&mdash;this unit is just a short stroll from the Dalhousie Station Shopping Centre and the LRT station, making commuting and shopping a breeze. Don&rsquo;t miss the opportunity to experience luxury living in this beautifully updated condo. Schedule your viewing today!