



GRASSROOTS
REALTY GROUP

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**127, 5201 Dalhousie Drive NW
Calgary, Alberta**

MLS # A2241024



\$319,900

Division:	Dalhousie		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	897 sq.ft.	Age:	1998 (27 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 490
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

Inclusions: n/a

Discover The Phoenician: an in-demand 18+ condominium community known for its unbeatable location and vibrant lifestyle. Just steps from the Dalhousie C-Train Station, shopping, restaurants, Safeway, and more, this well-appointed, ground level, 1 bedroom, 1 bath condo is a true find. Inside, updated hardwood flooring (2022) and fresh paint create a bright, contemporary feel. The open-concept design showcases stunning views of COP and the lush, landscaped courtyard gardens, while soaring 9' ceilings enhance the airy atmosphere. Everyday living is made easy with a spacious in-suite laundry room, a 4-piece bathroom with separate tub and shower, and a generous walk-in closet. The home also includes a titled heated underground parking stall and private storage locker for added convenience. Residents enjoy top-tier amenities such as a car wash bay, billiards room, theatre, library, hobby room, workshop, guest suite, fitness center, and multiple outdoor decks for relaxing or gathering with friends. Heat is included in the condo fees so you can move right in and embrace the ease of maintenance-free living.