



**GRASSROOTS**  
REALTY GROUP

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**334, 5201 Dalhousie Drive NW  
Calgary, Alberta**

**MLS # A2249650**



**\$410,000**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,129 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 681
<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>	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NA

Come See The Beautiful Phoenician! Welcome to this bright and spacious 1,129 sq. ft. 2 bedroom, 1.5 bathroom condo in the sought-after Phoenician adult building. This well-designed home offers comfort, convenience, lifestyle with an on-site Manager available during business hours. . \*Key Features: \*Assigned heated underground parking + your own storage unit. \*In-suite laundry and a private balcony. \*Spacious living room with fireplace, dining area, and kitchen. \*Wide entrance with walk-in closet and extra storage. \*Primary bedroom with 2 closets (with organizers), soaker tub, and separate shower. Just steps from the elevator for easy access. All this plus Community & Lifestyle! The Phoenician is a pet-friendly residence (under 42 cm at shoulder) with a reputation for comfort and community. Enjoy these amenities: \*Guest suite for visitors. \*Fitness room, workshop, library, media room, and games room. \*Car wash bay and covered visitor parking. \*Beautiful courtyard gardens filled with flowers. \*Social activities like cards, bingo, shuffleboard, piano, and movie nights. Walk for groceries, restaurants, and the Dalhousie LRT station&mdash;perfect for professionals, downsizers, or even students attending the nearby University. This original-owner home is ready for you to make it your own. Don&rsquo;t miss your chance to live in one of the city&rsquo;s most desirable residences!