



GRASSROOTS
REALTY GROUP

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422, 5201 Dalhousie Drive NW
Calgary, Alberta

MLS # A2252258



\$450,000

Division:	Dalhousie		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,265 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Linoleum, Tile
Roof:	-
Basement:	-
Exterior:	Stucco, Wood Frame
Foundation:	-
Features:	Breakfast Bar

Water:	-
Sewer:	-
Condo Fee:	\$ 766
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: Standing Freezer

Welcome to this spacious 2-bedroom, 2-bathroom top-floor condo in a desirable 18+ complex, rich with amenities. Offering over 1,200 sq. ft. of bright living space, this home features a generous balcony with sweeping mountain views. Enjoy the comfort of two A/C wall units, a cozy gas fireplace, and an open kitchen with breakfast bar seating. Additional highlights include a new washer and dryer, central vacuum system, and electronic blinds in the living room. The layout is designed for convenience with in-suite laundry 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.