



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**222, 5201 Dalhousie Drive NW
Calgary, Alberta**

MLS # A2256223



\$440,000

Division:	Dalhousie		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,255 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 766
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Track Lighting, Vinyl Windows		
Inclusions:	Ceiling Fans		

Welcome to this beautifully maintained 2 bedroom, 2 bathroom condo located in a highly desirable 18+Phoenician building in the established community of Dalhousie. This spacious unit is surrounded by windows, flooding the home with natural light and offering a warm, inviting atmosphere throughout. Step into the generous entryway that opens into a flowing layout featuring a large dining area, cozy living room, and a bright, open kitchen. The kitchen is thoughtfully designed with a center island, pantry, and a truly unique feature, a window above the sink with a tranquil view of the surrounding trees. The primary bedroom includes a walk-through dual closet leading into a private 4-piece ensuite with a soaker tub, while the second bedroom and full bathroom offer comfort and flexibility for guests or office space. A huge in-suite storage room adds exceptional practicality to the unit. Included are two titled parking stalls, Air conditioning, a private storage locker, and access to secure bike storage. The building offers an outstanding sense of community and lifestyle amenities rarely found elsewhere. Enjoy multiple common areas for gathering—games room with pool table, card tables, a puzzle room, library, fitness center, guest suites, Theatre room and peaceful outdoor sitting areas. Whether you’re looking to stay active, be social, or just relax, there’s something here for everyone. Often home owners can be found having pot luck dinners, playing games or gathering for a planned event. Located in the heart of Dalhousie, this well-managed building is close to transit, shopping, & walking paths.