



GRASSROOTS
REALTY GROUP

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

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

MLS # A2156017



\$449,900

Division:	Dalhousie		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,118 sq.ft.	Age:	1997 (27 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas
Floors:	Carpet, Ceramic Tile
Roof:	-
Basement:	-
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 649
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: n/a

Phoenician West- Outstanding 1118 sq. ft. apartment with 2 bedrooms, 1 and $\frac{1}{2}$ baths, balcony, heated underground parking and extra storage! The wide-open layout is flooded with light from the floor to ceiling windows and features a white kitchen with island, a large great room/dining room combo with a gas fireplace, a walk-in closet and storage room at the front door, convenient 2-piece bath with side-by-side laundry area, and a large second bedroom. The owner's suite is huge and features 2 walk-in closets and a spacious ensuite with soaker tub and separate shower. Great location in the building close to the elevator with a beautiful balcony that overlooks an inviting courtyard. The Phoenician is a well-managed, pet friendly, adult only, premier residence. Features many sought after amenities such as guest suite, car wash bay, fitness room, library, games room, party room, workshop, underground visitor parking, beautiful courtyard and gardens. The Phoenician complex has a tight-knit community with lots of social events like: coffee meet ups, bingo, bridge nights etc. and for the gardeners there is access to community gardens. Fantastic location, only a short walk to Dalhousie Station for grocery store, shopping, restaurants etc. and a short walk to Dalhousie LRT station for quick access to Downtown, SAIT, and the University of Calgary! Also, quick road access from Crowchild and Stoney Tr.