

# \$344,900 - 222, 5201 Dalhousie Drive Northwest, Calgary

MLS® #A1163138

## \$344,900

2 Bedroom, 2 Bathroom, 1,269 sqft  
Residential on 0.00 Acres

Dalhousie, Calgary, Alberta

This is the one you have been waiting for!! Imagine yourself living in this large end unit in the desirable Phoenician with views of COP and the Mountains. 2 Bedrooms, 2 Bathrooms and 2 parking stalls. You will enjoy cooking and baking in the spacious kitchen featuring over sized cabinetry and pantry, plenty of storage, plus large centre island overlooking the dining area, perfect for entertaining for family and friends. The living room has loads of large west facing windows, a cozy gas fireplace, and a French door that leads to the spacious & sunny southwest facing balcony. The master bedroom has plenty of space, two over sized closets, and a 4 pc ensuite with separate shower. The second bedroom is great for guests or your home office. Don't miss the large in suite storage with your in suite laundry, 9 ft ceilings, 2 titled heated underground parking, separate storage, car wash, rec centre with pool table, exercise room, library, guest suite and large common room. A short walk to the shops and services of Dalhousie Station and the LRT. What are you waiting for? Call to view your new home!!



Built in 1997

## Essential Information

MLS® #	A1163138
Price	\$344,900
Bedrooms	2

Bathrooms	2
Full Baths	2
Square Footage	1,269
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active
Condo Fee	678
Condo Fee Includes	Common Area Maintenance, Heat, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Water, Residential Manager
Condo Name	The Phoenician

### Community Information

Address	222, 5201 Dalhousie Drive Northwest
Subdivision	Dalhousie
City	Calgary
Province	Alberta
Postal Code	T3A 5Y7

### Amenities

Amenities	Parking, Visitor Parking, Car Wash, Guest Suite, Party Room, Recreation Facilities, Workshop
Parking Spaces	2
Parking	Stall, Heated Garage, Parkade, Titled

### Interior

Goods Included	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Soaking Tub, French Door, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Freezer
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4
Flooring	Laminate, Linoleum

## Exterior

Exterior Features	None
Lot Description	Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete
Front Exposure	N
Site Influence	Views

## Additional Information

Zoning	DC (pre 1P2007)
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## Room Dimensions

Dining Room	10`1 x 9`1
Kitchen	12`11 x 13`10
Living Room	13`5 x 18`4
Master Bedroom	20`4 x 11`5
Bedroom 2	13`7 x 10`0

## Listing Details

Listing Office	RE/MAX REALTY PROFESSIONALS
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