

5201 DALHOUSIE Drive #438, Calgary T3A 5Y7

MLS® #: **A2139557** Area: **Dalhousie** Listing **06/09/24** List Price: **\$399,000**
 Status: **Active** County: **Calgary** Change: **-\$21k, 20-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1995**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **969**
 Low Sqft:
 Ttl Sqft: **969**

DOM

21
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade, Underground**

Utilities and Features

Roof:
 Heating: **Baseboard, Hot Water, Natural Gas**
 Sewer:
 Ext Feat: **Courtyard, Garden**
 Construction: **Stucco, Wood Frame**
 Flooring: **Laminate, Linoleum, Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	9`11" x 12`8"	Dining Room	Main	6`11" x 8`11"
Kitchen	Main	8`11" x 10`11"	Bedroom - Primary	Main	11`1" x 13`10"
Bedroom	Main	10`8" x 11`10"	Laundry	Main	6`5" x 6`10"
3pc Bathroom	Main		3pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee: **\$558** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **9812220**

Remarks

Pub Rmks: **Welcome to the Phoenician, a highly desirable complex located in the well established community of Dalhousie. This top floor unit has 9 foot ceilings and is in immaculate condition. A tile entry welcomes you into this 2 bedroom, 2 bathroom unit with lots of updated features. There is laminate flooring throughout the whole living area, except the bathrooms and laundry. Large open living and dining rooms with a corner gas fireplace and a French door leading to the patio. Updated kitchen has loads of cabinetry, granite counters, updated backsplash, island and a pantry. 2 good sized bedrooms with the master having an ensuite bathroom and a large walkin closet. There is a large insuite laundry room with extra storage. The unit also comes with a titled underground parking stall and a large, assigned storage locker. The complex itself, is as good as the unit! A very well run condominium and social committee make sure there is always something to do with all the residents of the building. Located close to shopping and public transportation (LRT), this building offers great convenience for all residents.**

Inclusions: **None**
Property Listed By: **RE/MAX Landan Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









