

5201 DALHOUSIE Drive #210, Calgary T3A 5Y7

MLS®#: **A2166932** Area: **Dalhousie** Listing Date: **09/18/24** List Price: **\$379,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 09-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1997**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **1,126**
 Low Sqft:
 Ttl Sqft: **1,126**

DOM

126
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**
 Flooring: **Cork,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer,Window Coverings**
 Int Feat: **Closet Organizers,Open Floorplan,Soaking Tub,Stone Counters**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|----------------|-------|---------------|-------------------|-------|---------------|
| Living Room | Main | 13`4" x 13`1" | Kitchen | Main | 11`3" x 8`6" |
| Dining Room | Main | 13`4" x 7`11" | Bedroom - Primary | Main | 13`7" x 12`6" |
| Walk-In Closet | Main | 8`5" x 4`9" | 4pc Ensuite bath | Main | 10`1" x 9`1" |
| Bedroom | Main | 10`6" x 10`5" | Foyer | Main | 6`0" x 5`1" |
| Laundry | Main | 2`10" x 2`8" | 3pc Bathroom | Main | 9`1" x 5`0" |
| Storage | Main | 3`9" x 2`9" | | | |

Legal/Tax/Financial

Condo Fee:
\$649

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **9712639**

Remarks

Pub Rmks: **Welcome to adult living at its finest in the coveted community of Dalhousie! This stunning 2-bedroom, 2-bathroom condominium in The Phoenician is designed for comfort and style. Step into a spacious open floor plan that seamlessly blends the cozy living room, complete with a gas fireplace, and a modern kitchen featuring elegant stone countertops. The large primary bedroom is a true retreat, boasting a gorgeous ensuite. The secondary bedroom is perfect for an office or guest room. Enjoy year-round comfort with air conditioning and the convenience of a titled underground parking stall. Location is key—this unit is just a short stroll from the Dalhousie Station Shopping Centre and the LRT station, making commuting and shopping a breeze. Don't miss the opportunity to experience luxury living in this beautifully updated condo. Schedule your viewing today!**

Inclusions:
Property Listed By: **N/A**
Century 21 Bamber Realty LTD.

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











