



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5201 DALHOUSIE Drive #210, Calgary T3A 5Y7**

MLS®#: **A2166932**

Area: **Dalhousie**

Listing Date: **09/18/24**

List Price: **\$409,900**

Status: **Active**

County: **Calgary**

Change: **None**

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

**1**

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
<b>Living Room</b>	<b>Main</b>	<b>13`4" x 13`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`4" x 7`11"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>8`5" x 4`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 10`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>2`10" x 2`8"</b>
<b>Storage</b>	<b>Main</b>	<b>3`9" x 2`9"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`3" x 8`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`7" x 12`6"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>10`1" x 9`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`0" x 5`1"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>9`1" x 5`0"</b>

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**



















