



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**420, 5201 Dalhousie Drive NW
Calgary, Alberta**

MLS # A2320114



\$309,900

Division:	Dalhousie		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	901 sq.ft.	Age:	1998 (28 yrs old)
Beds:	1	Baths:	1
Garage:	See Remarks, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 557
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: n/a

ADULT LIVING AT ITS FINEST WITH TITLED UNDERGROUND PARKING, INCREDIBLE RESORT-STYLE AMENITIES & AN UNBEATABLE DALHOUSIE LOCATION! This spacious top-floor 1 bed + den, 1 bath condo offers nearly 900 sq ft of bright, open-concept living. The well-designed kitchen features a large island with breakfast bar, ample cabinetry, and seamless flow to the dining and living areas. The generous den is drenched in natural light thanks to its wall of windows, creating a warm and inviting space that feels much like a sunroom, perfect for a home office, reading nook, or hobby area. Enjoy the comfort of in-suite laundry, a spacious primary bedroom with walk-in closet, and a west-facing balcony overlooking the beautifully landscaped courtyard. This exceptionally amenity-rich building offers a fitness centre, theatre/media room, library, hobby and craft spaces, games and billiards areas, social lounge with full kitchen, outdoor BBQ and patio areas, workshop, car wash, heated visitor parking, and guest suites for overnight visitors. Plus a heated underground titled parking stall with assigned storage! Ideally located close to shopping, transit, parks, restaurants, and everyday conveniences.