



GRASSROOTS
REALTY GROUP

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321, 5201 Dalhousie Drive NW
Calgary, Alberta

MLS # A2329125



\$285,000

Division:	Dalhousie		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	753 sq.ft.	Age:	1998 (28 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Bar stools for dining

Welcome to The Phoenician! Enjoy comfortable adult living in this beautifully maintained 1-bedroom, 1-bathroom unit, ideally suited for those who appreciate the convenience of city living while valuing a quiet and secure community. Ideally located just minutes from shopping and the Dalhousie LRT Station, with easy access to Canada Olympic Park (COP), the University of Calgary, and University District, this is an exceptional location for convenience and accessibility. The unit has been thoughtfully updated and well cared for, featuring vinyl plank flooring, tile in the kitchen, bathroom and entryway, granite countertops throughout, and a new stackable washer and dryer (2024). The open-concept layout and 9-foot ceilings create a bright and spacious feel. The bedroom features engineered hardwood flooring, while built-in organizers in both the front entry and bedroom closets provide convenient storage solutions. The unit also includes secure, heated parking, along with a generously sized storage locker located in the parkade, offering additional space to keep your home organized and clutter-free. The Phoenician offers an impressive selection of amenities, including a parkade car wash, beautifully landscaped courtyard and garden with an upper deck, guest suite, fitness room, workshop, party room, and more. Don't miss this opportunity to enjoy a low-maintenance lifestyle in a well-appointed building and fantastic location. Contact your favourite REALTOR® today to book your private showing!