

# \$469,900 - 444, 5201 Dalhousie Drive Nw, Calgary

MLS® #A2227989

**\$469,900**

2 Bedroom, 2.00 Bathroom, 1,293 sqft

Residential on 0.00 Acres

Dalhousie, Calgary, Alberta

Welcome to this south-facing, 1,293 sq ft corner unit in the highly sought-after 18+ Phoenician, nestled in the heart of Dalhousie. Just steps from the Dalhousie C-Train Station, shopping and restaurants, this meticulously maintained home on the top floor offers the perfect blend of comfort and convenience. Enjoy the security of 2 titled, heated underground parking, an assigned storage locker and additional underground visitor stalls. Upon entering, you're greeted by 9'6"™ ceilings that add to the open-concept floor plan that brings a warm, cohesive charm, and natural lighting throughout the unit. The Living and Dining area is perfect for gathering with family or friends. Step outside onto the wrap-around balcony to enjoy the lovely views of the beautifully landscaped gardens, COP and the Rocky Mountains. The large kitchen boasts lots of counter and storage space, gas burners, and raised eating bar. The massive Primary bedroom has large windows, a walk-in closet, and a private 4-piece en-suite Bathroom. The 2nd good-sized Bedroom can easily be used as a guest room, den, or office. The Laundry room has added space for storage, and beside it is the 3-piece Bathroom with a walk-in shower. This well-run adult building offers manicured grounds and a host of top-tier amenities including on-site management, 4 elevators, accessible entryways, a theatre room, games and shuffleboard area, library, recreation room with fireplace, workshop/hobby room, exercise



room, community kitchen, car wash, and two guest suites available for a nominal fee. Come experience the comfort and community of the Phoenician today!

Built in 1998

**Essential Information**

MLS® #	A2227989
Price	\$469,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,293
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	444, 5201 Dalhousie Drive Nw
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5Y7

**Amenities**

Amenities	Elevator(s), Guest Suite, Parking, Storage, Visitor Parking, Car Wash, Fitness Center, Party Room, Recreation Facilities
Parking Spaces	2
Parking	Underground, Titled

**Interior**

Interior Features	High Ceilings, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	21
Zoning	DC (pre 1P2007)

### Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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