

# \$400,000 - 216, 5201 Dalhousie Drive Nw, Calgary

MLS® #A2254628

**\$400,000**

2 Bedroom, 2.00 Bathroom, 973 sqft

Residential on 0.00 Acres

Dalhousie, Calgary, Alberta

Welcome to The Phoenician, an exceptional adult (18+) community known for its beautifully landscaped grounds, warm atmosphere, and prime location. This spacious 2 bedroom, 2 full bathroom condo is tucked away in a secluded spot overlooking the serene courtyard, providing both privacy and a peaceful view. The bright, open concept layout offers a large island kitchen with pantry, generous living and dining areas, and a garden door leading to your private balcony. Thoughtful updates include newer tile, laminate flooring, sinks, and toilets. The bedrooms feature cozy carpet, while the rest of the unit has easy-to-maintain laminate. The primary bedroom is air-conditioned for year-round comfort (brand new air conditioner), and the other bedroom includes a built-in Murphy bed for added functionality. The primary suite is a true retreat, complete with a full ensuite, walk-in closet, and its own air conditioning unit. Additional conveniences include in-suite laundry, heated underground parking, and a separate storage locker. Life at The Phoenician is enriched by an impressive array of amenities: a theatre and media room, library and reading lounge, games and billiards area, and a recreation room with a cozy fireplace. Residents also enjoy a workshop and hobby room, well-equipped fitness centre, community kitchen, car wash bay, and two guest suites for visitors. The building is expertly managed with an on-site resident manager and four elevators for ease of access. The location is outstanding



â€” just steps to Dalhousie Station, with shopping, dining, and the C-Train at your doorstep. The University of Calgary, Market Mall, Foothills Medical Centre, University District, and downtown Calgary are all just minutes away. Blending comfort, convenience, and a true sense of community, this well-managed residence offers an unparalleled lifestyle in one of northwest Calgaryâ€™s most sought-after buildings. Donâ€™t miss the chance to make it your new home.

Built in 1998

### Essential Information

MLS® #	A2254628
Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	973
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	216, 5201 Dalhousie Drive Nw
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5Y7

### Amenities

Amenities	Car Wash, Clubhouse, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	1

Parking Heated Garage, Parkade, Stall, Titled, Underground

### **Interior**

Interior Features Built-in Features, Ceiling Fan(s), Kitchen Island, Laminate Counters, Walk-In Closet(s), Low Flow Plumbing Fixtures

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Wall/Window Air Conditioner

Heating Baseboard, Natural Gas

Cooling Wall Unit(s)

# of Stories 3

### **Exterior**

Exterior Features Balcony

Roof Asphalt Shingle

Construction Stucco

### **Additional Information**

Date Listed September 5th, 2025

Days on Market 38

Zoning DC (pre 1P2007)

### **Listing Details**

Listing Office Royal LePage Benchmark

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