

# \$419,900 - 222, 5201 Dalhousie Drive Nw, Calgary

MLS® #A2256223

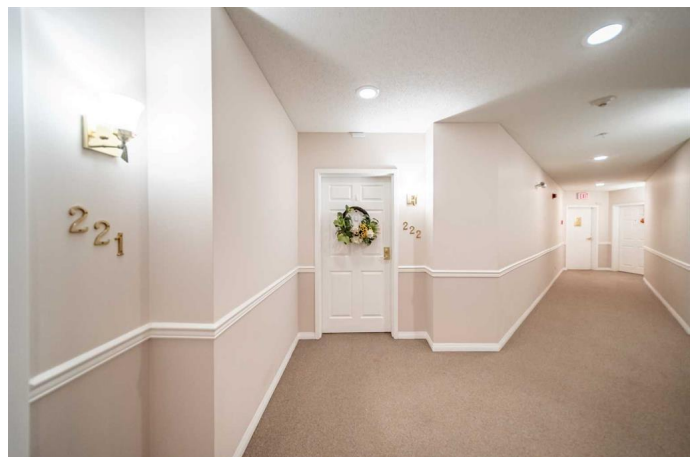
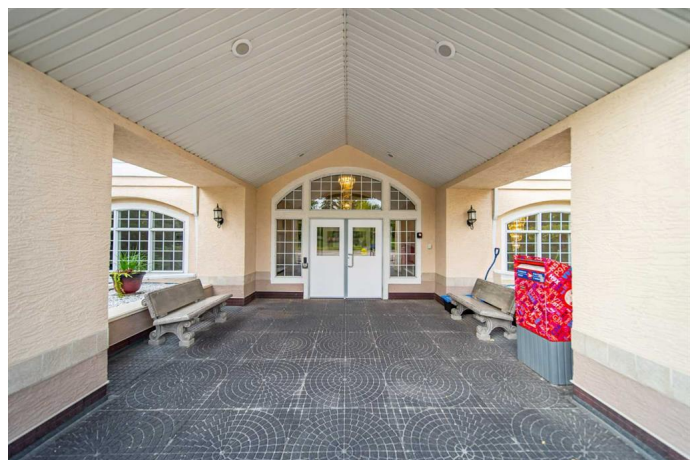
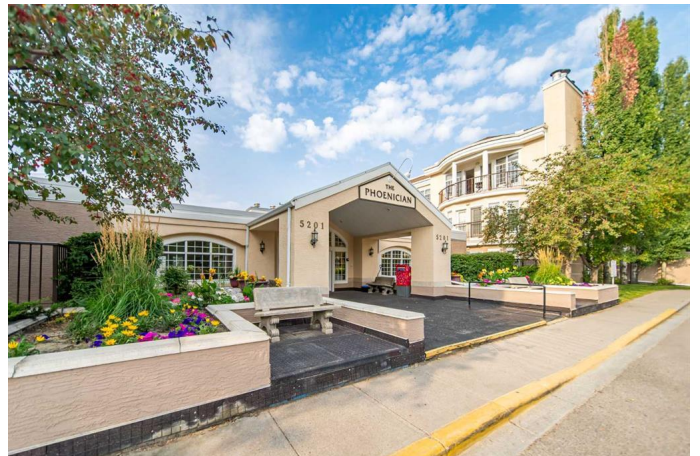
**\$419,900**

2 Bedroom, 2.00 Bathroom, 1,255 sqft

Residential on 0.00 Acres

Dalhousie, Calgary, Alberta

Welcome to this beautifully maintained 2 bedroom, 2 bathroom condo located in a highly desirable 18+Phoenician building in the established community of Dalhousie. This spacious unit is surrounded by windows, flooding the home with natural light and offering a warm, inviting atmosphere throughout. Step into the generous entryway that opens into a flowing layout featuring a large dining area, cozy living room, and a bright, open kitchen. The kitchen is thoughtfully designed with a center island, pantry, and a truly unique feature, a window above the sink with a tranquil view of the surrounding trees. The primary bedroom includes a walk-through dual closet leading into a private 4-piece ensuite with a soaker tub, while the second bedroom and full bathroom offer comfort and flexibility for guests or office space. A huge in-suite storage room adds exceptional practicality to the unit. Included are two titled parking stalls, Air conditioning, a private storage locker, and access to secure bike storage. The building offers an outstanding sense of community and lifestyle amenities rarely found elsewhere. Enjoy multiple common areas for gathering—games room with pool table, card tables, a puzzle room, library, fitness center, guest suites, Theatre room and peaceful outdoor sitting areas. Whether you're looking to stay active, be social, or just relax, there's something here for everyone. Often home owners can be found having pot luck



dinners, playing games or gathering for a planned event. Located in the heart of Dalhousie, this well-managed building is close to transit, shopping, & walking paths.

Built in 1997

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2256223          |
| Price          | \$419,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,255             |
| Acres          | 0.00              |
| Year Built     | 1997              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 222, 5201 Dalhousie Drive Nw |
| Subdivision | Dalhousie                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3A5Y7                       |

**Amenities**

|                |                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Party Room, Recreation Facilities, Recreation Room, Storage, Visitor Parking |
| Parking Spaces | 2                                                                                                                                             |
| Parking        | Parkade, Titled, Underground                                                                                                                  |
| # of Garages   | 2                                                                                                                                             |

**Interior**

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Track Lighting, Vinyl |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                           |
|-----------------|-----------------------------------------------------------------------------------------------------------|
|                 | Windows                                                                                                   |
| Appliances      | Central Air Conditioner, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating         | Baseboard, Natural Gas                                                                                    |
| Cooling         | Central Air                                                                                               |
| Fireplace       | Yes                                                                                                       |
| # of Fireplaces | 1                                                                                                         |
| Fireplaces      | Gas                                                                                                       |
| # of Stories    | 4                                                                                                         |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony, Courtyard, Garden |
| Construction      | Stucco, Wood Frame         |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 11                   |
| Zoning         | DC (pre 1P2007)      |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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