

# \$440,000 - 222, 5201 Dalhousie Drive Nw, Calgary

MLS® #A2256223

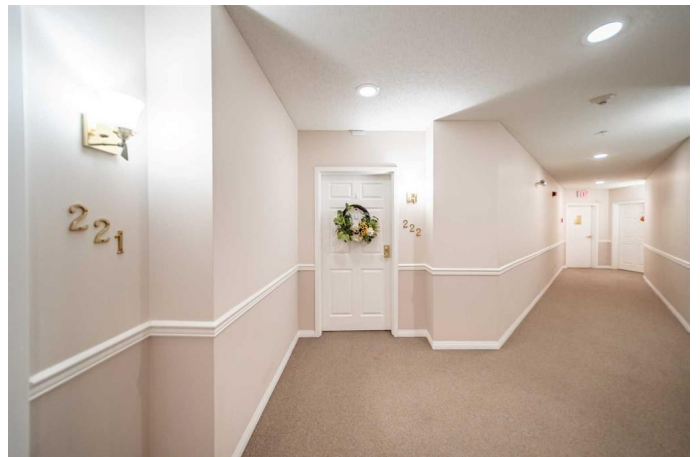
**\$440,000**

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	\$440,000
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, Elevator(s), Fitness Center, Party Room, Recreation Facilities, Storage, Visitor Parking, Community Gardens, Recreation Room
Parking Spaces	2
Parking	Parkade, Titled, Underground
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), Chandelier, Kitchen Island, No Animal Home, No
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	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
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	RE/MAX First
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