# 107 5201 Dalhousie Drive NW

Calgary | Active | MLS® A2357347

**$399,900**










| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **1998** | **1,075 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX Real Estate (Mountain View)

# A closer look

One of the best designed and largest floors plans in the complex! This bright two-bedroom, two bathroom ground floor suite is located in The Phoenician, an exclusive, highly sought after adult (18+) condominium building offering fantastic amenities and a great location! This open and spacious condo features plenty of big windows for lots of natural light throughout. Recent upgrades , new flooring, California Closets and Shelving, New Stainless Steel Appliances , Large Covered Patio Enjoy entertaining in your spacious living room, featuring an inviting gas fireplace. Double garden French doors open to your large covered private patio - a perfect place for your morning coffee! Lots of room for your dining room furniture. A large open design kitchen with an abundance of oak cabinets, deep drawers, and wall pantry with pull out shelves. The Island offers a seven-foot eating bar, double sinks with garburator and more cabinets. Double French doors lead to the private primary bedroom, walk-in closet, and four-piece ensuite bathroom. Second bedroom with two windows, closet space and conveniently adjacent to the three-piece main bathroom. In-suite laundry/storage room with space for a full-size washer and dryer plus ample storage. This unit is located within an outstanding, well-run condominium that boasts a ton of amenities. You will enjoy the security that comes with living in this well-appointed building and join in the many activities offered. The amenities include: secure entry with intercom and security camera viewing of the lobby entrance & parkade entrance, 4 elevators, secure indoor heated & titled parking space, a large heated basement storage locker, exercise room, car wash area, billiards and games room, workshop, library, sitting room with fireplace, media/theatre room with attached kitchen, and 2 guest suites for visitors. Enjoy the convenience of a bus stop outside the door and a 5-minute walk to the C-Train or to Starbucks/Indigo, Safeway, services, and restaurants. Easy driving access to Crowchild Trail to get everywhere you need to go. A quick 5-minute drive to play golf at the Silver Springs Golf & Country Club. A short 10-minute drive to the expansive Nose Hill Park offering numerous trails plus off leash dog areas. Pets are allowed with a 2-pet maximum and a 40 cm maximum height at the shoulders. An outstanding suite and complex makes this a perfect place to call home.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2357347 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Year Built** | 1998 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |

| | |
|---|---|
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 1,075 sq. ft. |
| **Main Level Finished Area:** | 1,075 sq. ft. |
| **Condo Fee:** | $669.00 |
| **Condo Fee Includes:** | Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **Front Exposure:** | Southwest |
| **Unit Exposure:** | Southwest |
| **Floor Location:** | Ground |
| **Entry Level:** | 1 |
| **Stories Total:** | 2 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 5 |
| **Year built:** | 1998 (Age: 28) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 2 |
| **Plan:** | 9712639 |
| **Heating:** | See Remarks |

| | |
|---|---|
| **New Constr.:** | No |
| **Construction Material:** | Stucco, Wood Frame |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | See Remarks |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | No |
| **Parking:** | Parkade, Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northwest |
| **Condo Name:** | The Phoenician |
| **Community:** | Dalhousie |
| **Amenities:** | Car Wash, Elevator(s), Other, Secured Parking |
| **Appliances:** | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Garburator |
| **Inclusions:** | Two sets of keys , Fobs |
| **Restrictions:** | Call Lister, Non-Smoking Building, Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Living Room · 13'5" × 12'8" · |
| **Main Floor** | Kitchen · 10'10" × 10'9" · |

| | |
|---|---|
| **Main Floor** | Bedroom · 11'1" × 10'5" · |
| **Main Floor** | Dining Room · 12'4" × 12'2" · |
| **Main Floor** | Bedroom - Primary · 14' × 11'3" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Playground, Schools Nearby, Shopping Nearby |
| **Interior Features:** | Bookcases, No Smoking Home |
| **Exterior Features:** | Storage |
| **Patio And Porch Features:** | See Remarks |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NW |
| **Zoning:** | DC |
| **Listed Date:** | Nov 06, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/107-5201-dalhousie-drive-nw-calgary-a2357347/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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