422 5201 DALHOUSIE Drive NW

Calgary | Active | MLS® A2356253

$449,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1998**	**1,250.98 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

WELCOME to this BEAUTIFULLY UPDATED 4TH-FLOOR CORNER UNIT w/MOUNTAIN VIEWS in the HEART OF DALHOUSIE, offering 1,250.98 SQ. FT.-ONE OF THE LARGEST UNITS IN THE BUILDING!!! This 2 BEDROOM, 2 BATHROOM CONDO feat. A/C, 2 HEATED TITLED UNDERGROUND PARKING STALLS, a PRIVATE STORAGE LOCKER + INCREDIBLE AMENITIES!!! Updated w/NEW LUXURY VINYL PLANK + TILE FLOORING (DEC 2025), FRESH PAINT (2026), UPDATED BATHROOM FIXTURES + NO POLY-B PLUMBING, this home combines MODERN STYLE, GENEROUS SPACE + LOW-MAINTENANCE LIVING!!! Set in a welcoming 18+ BUILDING, enjoy COMFORT, CONVENIENCE + COMMUNITY!

Step inside the inviting FOYER + discover a spacious, thoughtful layout!!! The IN-SUITE LAUNDRY ROOM feat. a UTILITY SINK + EXTRA STORAGE. The generous DINING ROOM is ideal for FAMILY DINNERS + ENTERTAINING!!! Flow into the bright LIVING ROOM, where a cozy FIREPLACE + LARGE WINDOWS create an inviting retreat. Step onto the IMPRESSIVE COVERED BALCONY, approx. 19'4” x 6'0”, complete w/a BBQ GAS LINE for effortless OUTDOOR COOKING, MORNING COFFEE + SUMMER EVENINGS!!! The expansive floor plan provides ROOM TO BREATHE, whether you're hosting loved ones, enjoying quiet evenings or creating a comfortable work-from-home space!!!

The adjoining KITCHEN offers AMPLE CABINETRY, GENEROUS COUNTER SPACE + a PENINSULA w/BREAKFAST BAR SEATING!!! Its functional design + connection to the dining and living areas make everyday meals + entertaining effortless! The spacious PRIMARY BEDROOM is a peaceful retreat w/a WALK-IN CLOSET + PRIVATE ENSUITE w/UPDATED TAPS (2026)!!! The well-sized 2nd BEDROOM is perfect for GUESTS, a HOME OFFICE or HOBBY ROOM. A convenient 3-PIECE BATHROOM w/a NEW TOILET (DEC 2025) completes the layout.

Beyond your front door, an EXCEPTIONAL COLLECTION OF AMENITIES creates a true sense of COMMUNITY!!! Stay active in the FITNESS CENTRE, enjoy films in the THEATRE, challenge friends in the GAMES + BILLIARDS ROOM or gather around the CARD TABLES!!! Explore the PUZZLE ROOM, LIBRARY, CRAFT + HOBBY SPACES, WORKSHOP + SOCIAL LOUNGE w/FULL KITCHEN. POTLUCK DINNERS, PLANNED EVENTS + FRIENDLY GAMES bring neighbours together!!! Outdoors, enjoy the LANDSCAPED COURTYARD, PEACEFUL SITTING AREAS + BBQ PATIOS. GUEST SUITES, a CAR WASH, HEATED VISITOR PARKING + SECURE BIKE STORAGE add convenience!!!

PRIME DALHOUSIE LOCATION!!! Enjoy exceptional access to the UNIVERSITY OF CALGARY, FOOTHILLS MEDICAL CENTRE + ALBERTA CHILDREN'S HOSPITAL, making this an ideal location for those seeking convenience to major education + healthcare hubs! Minutes from DALHOUSIE STATION, C-TRAIN TRANSIT, SHOPPING, RESTAURANTS + EVERYDAY SERVICES, w/quick connections to CROWCHILD TRAIL + JOHN LAURIE BLVD! Nearby PARKS + WALKING PATHS add to the lifestyle. MARKET MALL + nearby recreation options add even more appeal, with shopping, healthcare, education + leisure all within easy reach.

W/2 HEATED TITLED UNDERGROUND PARKING STALLS + PRIVATE STORAGE, this home offers SPACE, CONNECTION + AN UNBEATABLE LOCATION!!! BOOK NOW!!!

Property details

Status	Active

Prop. Type	Residential
MLS® Num	A2356253
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:	1,250.98 sq. ft.
Main Level Finished Area:	1,250.98 sq. ft.
Condo Fee:	$785.65
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	Northwest
Unit Exposure:	Northwest
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall, No One Above

Total Rooms Above Grade:	6
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:	1
Plan:	9712639
Heating:	Baseboard, Boiler
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Subfloor, Tile, Vinyl Plank
Cooling:	Wall/Window Unit(s)
Fireplaces:	1
Fireplace Details:	Decorative, Gas, Gas Starter, Living Room, Mantle, Raised Hearth, Tile
Garage:	No
Garage Spaces:	2
Parking:	Heated Garage, Parkade, Stall, Titled
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Electric Dryer Hookup, In Unit, Laundry Room, Main Level, Sink, Washer Hookup
Condo Fee Frequency:	Monthly

City Quadrant:	Northwest
Condo Name:	The Phoenician
Community:	Dalhousie
Amenities:	Car Wash, Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Facilities, Snow Removal, Visitor Parking, Workshop
Appliances:	Dishwasher, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings
Inclusions:	1 Motorized Blinds, Venetian Blinds, 3 Fobs, Blackout Curtains, 1 Ceiling Fan, TV Wall Mount in the Primary Bedroom
Restrictions:	Adult Living, Easement Registered On Title, Pet Restrictions or Board approval Required, Restrictive Covenant
Pets Allowed:	Restrictions
Main Floor	Living Room · 19'3" × 10'5" ·
Main Floor	Kitchen · 12' × 11'8" ·
Main Floor	Dining Room · 9'6" × 9'6" ·
Main Floor	Bedroom - Primary · 15'6" × 11'6" ·
Main Floor	Walk-In Closet · 6'5" × 6'4" ·
Main Floor	Bedroom · 11'11" × 11'11" ·
Main Floor	Foyer · 13'7" × 5'2" ·
Main Floor	Laundry · 8' × 5'7" ·
Main Floor	Balcony · 19'4" × 6' ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0

Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC (pre 1P2007)
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/422-5201-dalhousie-drive-nw-calgary-a2356253/

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