

\$469,900 - 444, 5201 Dalhousie Drive Nw, Calgary

MLS® #A2227989

\$469,900

2 Bedroom, 2.00 Bathroom, 1,293 sqft

Residential on 0.00 Acres

Dalhousie, Calgary, Alberta

Welcome to this south-facing, 1,293 sq ft corner unit in the highly sought-after 18+ Phoenician, nestled in the heart of Dalhousie. Just steps from the Dalhousie C-Train Station, shopping and restaurants, this meticulously maintained home on the top floor offers the perfect blend of comfort and convenience. Enjoy the security of 2 titled, heated underground parking, an assigned storage locker and additional underground visitor stalls. Upon entering, you're greeted by 9'6"™ ceilings that add to the open-concept floor plan that brings a warm, cohesive charm, and natural lighting throughout the unit. The Living and Dining area is perfect for gathering with family or friends. Step outside onto the wrap-around balcony to enjoy the lovely views of the beautifully landscaped gardens, COP and the Rocky Mountains. The large kitchen boasts lots of counter and storage space, gas burners, and raised eating bar. The massive Primary bedroom has large windows, a walk-in closet, and a private 4-piece en-suite Bathroom. The 2nd good-sized Bedroom can easily be used as a guest room, den, or office. The Laundry room has added space for storage, and beside it is the 3-piece Bathroom with a walk-in shower. This well-run adult building offers manicured grounds and a host of top-tier amenities including on-site management, 4 elevators, accessible entryways, a theatre room, games and shuffleboard area, library, recreation room with fireplace, workshop/hobby room, exercise



room, community kitchen, car wash, and two guest suites available for a nominal fee. Come experience the comfort and community of the Phoenician today!

Built in 1998

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2227989 |
| Price | \$469,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,293 |
| Acres | 0.00 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 444, 5201 Dalhousie Drive Nw |
| Subdivision | Dalhousie |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3A 5Y7 |

Amenities

| | |
|----------------|--|
| Amenities | Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Storage, Visitor Parking, Guest Suite |
| Parking Spaces | 2 |
| Parking | Titled, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Open Floorplan, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings |

| | |
|-----------------|------------------|
| Heating | Baseboard |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| # of Stories | 4 |
| Basement | None |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 6th, 2025 |
| Days on Market | 11 |
| Zoning | DC (pre 1P2007) |

Listing Details

| | |
|----------------|--|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.