

\$425,000 - 216, 5201 Dalhousie Drive Nw, Calgary

MLS® #A2235952

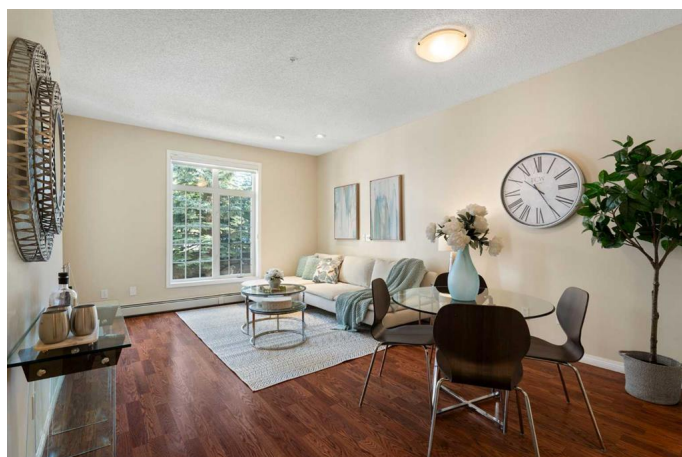
\$425,000

2 Bedroom, 2.00 Bathroom, 973 sqft

Residential on 0.00 Acres

Dalhousie, Calgary, Alberta

Price Improvement! Welcome to The Phoenician, an exceptional adult (18+) community known for its beautifully landscaped grounds, warm atmosphere, and prime location. This spacious 2 bedroom, 2 full bathroom condo is tucked away in a secluded spot overlooking the serene courtyard, providing both privacy and a peaceful view. The bright, open concept layout offers a large island kitchen with pantry, generous living and dining areas, and a garden door leading to your private balcony. Thoughtful updates include newer tile, laminate flooring, sinks, and toilets. The bedrooms feature cozy carpet, while the rest of the unit has easy-to-maintain laminate. The primary bedroom is air-conditioned for year-round comfort (brand new air conditioner), and the other bedroom includes a built-in Murphy bed for added functionality. The primary suite is a true retreat, complete with a full ensuite, walk-in closet, and its own air conditioning unit. Additional conveniences include in-suite laundry, heated underground parking, and a separate storage locker. Life at The Phoenician is enriched by an impressive array of amenities: a theatre and media room, library and reading lounge, games and billiards area, and a recreation room with a cozy fireplace. Residents also enjoy a workshop and hobby room, well-equipped fitness centre, community kitchen, car wash bay, and two guest suites for visitors. The building is expertly managed with an on-site resident manager and four elevators



for ease of access. The location is outstanding
â€” just steps to Dalhousie Station, with
shopping, dining, and the C-Train at your
doorstep. The University of Calgary, Market
Mall, Foothills Medical Centre, University
District, and downtown Calgary are all just
minutes away. Blending comfort, convenience,
and a true sense of community, this
well-managed residence offers an unparalleled
lifestyle in one of northwest Calgaryâ€™s
most sought-after buildings. Donâ€™t miss the
chance to make it your new home.

Built in 1998

Essential Information

MLS® #	A2235952
Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	973
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	216, 5201 Dalhousie Drive Nw
Subdivision	Dalhousie
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5Y7

Amenities

Amenities	Car Wash, Clubhouse, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Secured Parking, Storage, Visitor Parking
-----------	---

Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Underground, Titled

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Wall/Window Air Conditioner
Heating	Baseboard, Natural Gas
Cooling	Wall Unit(s)
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stucco

Additional Information

Date Listed	July 4th, 2025
Days on Market	8
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.