

# \$400,000 - 216, 5201 Dalhousie Drive Nw, Calgary

MLS® #A2254628

**\$400,000**

2 Bedroom, 2.00 Bathroom, 973 sqft

Residential on 0.00 Acres

Dalhousie, Calgary, Alberta

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® #         | A2254628          |
| Price          | \$400,000         |
| 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      | Elevator(s), Guest Suite, Parking, Secured Parking, Storage, Visitor Parking, Clubhouse, Car Wash, Fitness Center, Party Room |
| Parking Spaces | 1                                                                                                                             |

|         |                                                    |
|---------|----------------------------------------------------|
| Parking | Heated Garage, Parkade, Stall, Underground, Titled |
|---------|----------------------------------------------------|

## Interior

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

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |
| Construction      | Stucco          |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 43                  |
| Zoning         | DC (pre 1P2007)     |

## Listing Details

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

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