



216, 5201 Dalhousie Drive NW, Calgary, Alberta - \$400,000



Main Photo

Property Description

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 — 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 Calgary's most sought-after buildings. Don't miss the chance to make it your new home.

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