

**411, 5201 Dalhousie Drive NW
Calgary, Alberta**

MLS # A2252305



\$440,000

Division:	Dalhousie		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,078 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 660
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: Fridge in powder room

Welcome to this stylish 2 bedroom, 1.5 bathroom top-floor condo in the desirable, adult-only (18+) complex of Dalhousie. The open floorplan is enhanced by hardwood flooring and features a modern kitchen with stainless steel appliances, double oven, granite countertops, and a convenient breakfast bar. Accent wallpaper adds character throughout, while the primary suite offers air conditioning, abundant closet space, and its own private ensuite. The additional bedroom can easily serve as a home office or gym and is complemented by a convenient half bath. Step outside to a private balcony, perfect for relaxing or enjoying your morning coffee. Added highlights include a new washer and dryer and the rare benefit of two titled parking stalls. Located near Dalhousie with easy access to shops and transit, the complex offers exceptional amenities including a car wash, fitness room, puzzle room, games room with pool table and shuffleboard, movie theatre, woodworking shop, and a guest suite for visitors.