



## 5201 Dalhousie Drive Calgary Alberta

\$350,000

Welcome to your new home in The Phoenician! This large one-bedroom plus den unit offers a spacious 928 square feet of living space in a prime location. Situated within walking distance of the Dalhousie LRT station, grocery stores, cafes, and restaurants, this property brings convenience and comfort to your doorstep. As you step inside, you'll immediately appreciate the freshly painted walls in a soothing neutral colour. The open floor plan, with its laminate floors and high ceilings, creates an inviting and airy atmosphere. The heart of the home is the full-size kitchen, which boasts ample counter and cabinet space and a pantry for all your culinary needs. Whether you're preparing a gourmet meal or a quick snack, you'll find everything you need right at your fingertips. One of the standout features of this unit is the den and its elegant french doors which provide plenty of natural light. This versatile space can serve as a home office or a cozy reading nook. The den leads to a private patio that overlooks a secluded courtyard, providing a tranquil retreat right outside your door. The generously sized primary bedroom easily accommodates a king-size bed and offers a walk-in closet. The adjacent four-piece bathroom includes a separate tub and a linen closet, and laundry area, adding to the convenience and storage options. But the benefits of this property extend beyond the unit itself. The building offers a wide range of amenities, including a guest suite for visiting friends and family, a games room for entertainment, a library for quiet moments, a communal kitchen for gatherings, and a hobby room for pursuing your passions. For added convenience, the underground parkade features a titled parking spot, visitor parking for your guests, a carwash bay to keep your vehicle pristine, and an assigned storage locker to keep your belongings secure and out of the way. The Phoenici...

Kitchen 11.75 Ft x 11.25 Ft  
Living room 12.67 Ft x 12.00 Ft  
Dining room 6.83 Ft x 12.00 Ft

Primary Bedroom 20.00 Ft x 11.75 Ft  
Den 7.92 Ft x 11.92 Ft  
4pc Bathroom Measurements not available

Listing Presented By:



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