



## 5201 DALHOUSIE Drive 212 Calgary AB

\$329,900

PRICE REDUCED FOR QUICK SALE!! OVERLOOKING THE GARDEN! Adult living(18+) in the exclusive Phoenician building! Located next to the Dalhousie Train Station, great for professionals or elderly! 2 bedroom 2 full bath, open floor plan, grand entrance! The kitchen features clean white cabinetry, Granite countertops, breakfast bar/island. The living area features a corner fireplace, laminate flooring & west facing picture windows with exposures to the garden. The master bedroom features a 4 piece ensuite with granite counters, soaker tub & stand up shower & walk-in closet. The second bathroom is also fit with granite counters & neutral ceramic tile flooring. Good sized walk-in laundry room & all light bulbs were replaced with energy efficient LED's. This home comes with one Titled underground parking stall(#60) and underground storage unit(#42). The building amenities include a games room, gym & car wash. Easy access for disabled person's as the 2nd floor is at grade from the front of the building.



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