



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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411, 5201 Dalhousie Drive NW  
Calgary, Alberta

MLS # A2252305



\$440,000

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.