

# \$435,000 - 422, 5201 Dalhousie Drive Nw, Calgary

MLS® #A2252258

**\$435,000**

2 Bedroom, 2.00 Bathroom, 1,265 sqft

Residential on 0.00 Acres

Dalhousie, Calgary, Alberta

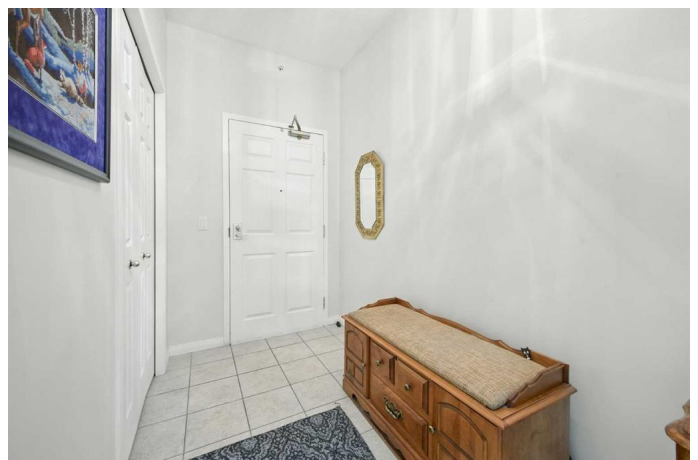
Welcome to this spacious 2-bedroom, 2-bathroom top-floor condo in a desirable 18+ complex, rich with amenities. Offering over 1,200 sq. ft. of bright living space, this home features a generous balcony with sweeping mountain views. Enjoy the comfort of two A/C wall units, a cozy gas fireplace, and an open kitchen with breakfast bar seating. Additional highlights include a new washer and dryer, central vacuum system, and electronic blinds in the living room. The layout is designed for convenience with in-suite laundry 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.

Built in 1998

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2252258  |
| Price          | \$435,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,265     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1998              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 422, 5201 Dalhousie Drive Nw |
| Subdivision | Dalhousie                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3A5Y7                       |

### Amenities

|                |                                                                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Clubhouse, Elevator(s), Fitness Center, Garbage Chute, Guest Suite, Parking, Party Room, Picnic Area, Recreation Room, Secured Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 2                                                                                                                                                                               |
| Parking        | Heated Garage, Stall, Titled, Underground                                                                                                                                       |
| # of Garages   | 2                                                                                                                                                                               |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                                                                                                |
| Appliances        | Dishwasher, Dryer, Electric Oven, Electric Stove, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings |
| Heating           | Baseboard                                                                                                                                    |
| Cooling           | Wall Unit(s)                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                            |
| Fireplaces        | Gas, Living Room                                                                                                                             |
| # of Stories      | 4                                                                                                                                            |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Stucco, Wood Frame    |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 1st, 2025 |
|-------------|---------------------|

|                |                 |
|----------------|-----------------|
| Days on Market | 44              |
| Zoning         | DC (pre 1P2007) |

## **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Nineteen 88 Real Estate |
|----------------|-------------------------|

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