

# \$179,997 - 1240, 5200 44 Avenue Ne, Calgary

MLS® #A2123428

## \$179,997

1 Bedroom, 1.00 Bathroom, 519 sqft  
Residential on 0.00 Acres

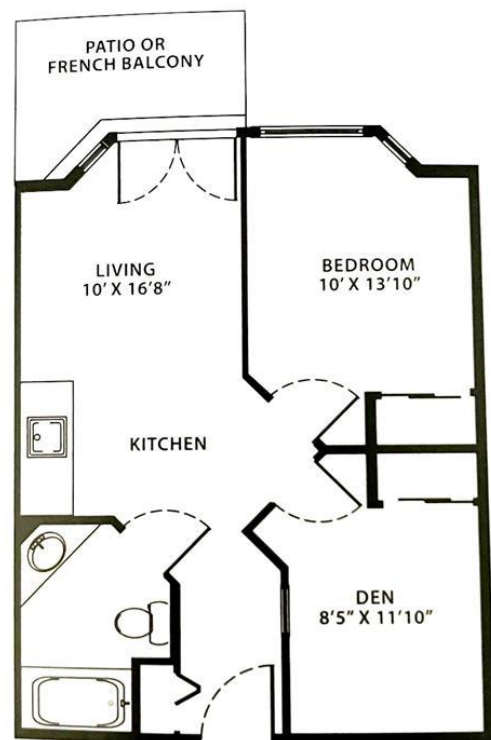
Whitehorn, Calgary, Alberta

This is an exceptional investment opportunity & a truly wonderful place to call home or both! Sunny one bedroom plus den with a south west exposure on the second floor. Totally hands free, worry free, no hassle property ownership with on site management, maintenance & leasing. OPTION 1: Join the rental pool, sit back & let the monthly cheque roll in. OPTION2; move in and enjoy the wonderful carefree lifestyle AND REDUCE YOUR COSTS. Your monthly payout WILL reduce your rental fees.. Seniors assisted living facility with a full resident dining room, library with internet access, beauty salon, bistro & a full compliment of scheduled daily activities with 24 hour nursing available. This complex has a waiting list . Call today to arrange an exclusive tour of this fabulous facility. Call today, we look forward to hearing from you soon.

Built in 2002

### Essential Information

MLS® #	A2123428
Price	\$179,997
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	519
Acres	0.00
Year Built	2002



Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	1240, 5200 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 7L4

### **Amenities**

Amenities	Elevator(s), Fitness Center, Parking, Clubhouse, Gazebo, Game Court Interior, Laundry
Parking	Stall

### **Interior**

Interior Features	Laminate Counters, No Smoking Home, Vinyl Windows
Appliances	None
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	3
Basement	None

### **Exterior**

Exterior Features	Uncovered Courtyard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Slab

### **Additional Information**

Date Listed	April 19th, 2024
Days on Market	326
Zoning	DC(PRE IP2007)

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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