

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

MLS® #A2123428

\$179,997

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

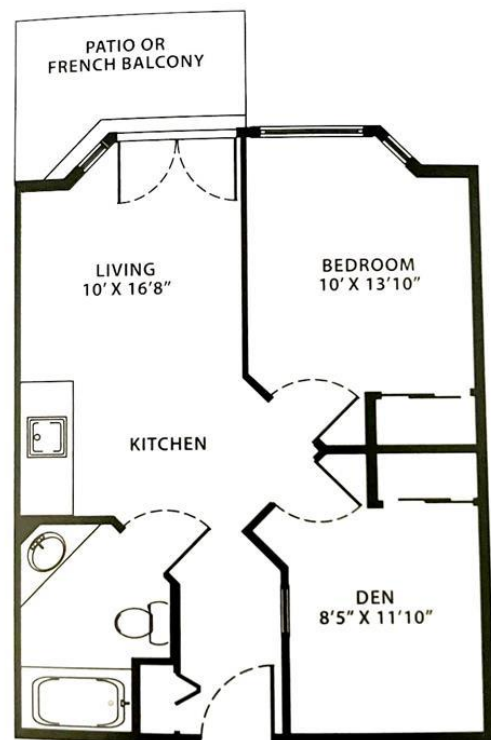
Whitehorn, Calgary, Alberta

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

Interior

Interior Features	Vinyl Windows, Laminate Counters, No Smoking Home
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	356
Zoning	DC(PRE IP2007)

Listing Details

Listing Office	Real Estate Professionals Inc.
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