## \$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 362

Zoning DC(PRE IP2007)

**Listing Details** 

Listing Office Real Estate Professionals Inc.

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