

1240, 5200 44 Avenue NE  
Calgary, Alberta

MLS # A2123428



**\$179,997**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Whitehorn                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                   |
| <b>Size:</b>     | 519 sq.ft.                         | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |                |
|--------------------|---|-------------------|----------------|
| <b>Heating:</b>    | Baseboard, Hot Water, Natural Gas                 | <b>Water:</b>     | -              |
| <b>Floors:</b>     | Vinyl   | <b>Sewer:</b>     | -              |
| <b>Roof:</b>       | Asphalt Shingle                                   | <b>Condo Fee:</b> | \$ 643         |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -              |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                   | <b>Zoning:</b>    | DC(PRE IP2007) |
| <b>Foundation:</b> | Slab  | <b>Utilities:</b> | -              |
| <b>Features:</b>   | Laminate Counters, No Smoking Home, Vinyl Windows |                   |                |

**Inclusions:** N/A

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.