

1240, 5200 44 Avenue NE
Calgary, Alberta

MLS # A2123428



\$179,997

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

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 643
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC(PRE IP2007)
Foundation:	Slab	Utilities:	-
Features:	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.