

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 (22 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.