

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>	-		

**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.