

2112, 5200 44 Avenue NE
Calgary, Alberta

MLS # A2166870



\$219,900

Division:	Whitehorn		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	815 sq.ft.	Age:	2008 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, In Floor, Natural Gas, Radiant	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 461
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC56Z2004
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: 3 Ceiling Fans

ABSOLUTELY IMMACULATE 814 SQFT ONE BEDROOM PLUS DEN WITH A HEATED SUNROOM! Very open floor plan with laminate flooring & bright sunny east exposure. Good sized kitchen with excellent counter & cabinet space plus a raised breakfast bar overlooking a good sized dining area & large living room. The den has a sprinkler & could be used as a spare bedroom or an office. The king sized master bedroom easily accommodates a full bedroom suite & includes a spacious walk-in closet. The 4 pc bath has lots of storage plus counter space & the insuite laundry is very conveniently located. The heated sunroom is a huge bonus & is perfect for soaking up the sun or just relaxing with a cup of coffee. The excellent light makes it a perfect sewing or crafting space & your plants will love it. This main floor suite includes assigned heated underground parking & a dedicated storage locker. Available for quick possession. This 50+ complex is well managed & maintained & features a very active social group with a well-equipped activity room. Lots of visitor parking available for your guests & a convenient location close to transit, shopping, & easy access to the new Ring Road System.