

**2112, 5200 44 Avenue NE**  
**Calgary, Alberta**

**MLS # A2255655**



**\$247,500**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Whitehorn                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 815 sq.ft.                         | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                                |                   |                 |
|--------------------|----------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard, In Floor, Natural Gas, Radiant                                                                      | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Linoleum, Vinyl Plank                                                                                          | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                | <b>Condo Fee:</b> | \$ 508          |
| <b>Basement:</b>   | -                                                                                                              | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                                                                            | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                                                                                                | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) |                   |                 |

**Inclusions:** Blinds

ABSOLUTELY IMMACULATE 814 SQFT ONE BEDROOM PLUS DEN WITH A HEATED SUNROOM! Very open floor plan with vinyl plank flooring & bright sunny east exposure. Freshly painted throughout, upgraded features include new countertops, kitchen sink & tap plus all new top of the line stainless kitchen appliances. 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 in suite laundry is very conveniently located. The headed 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. 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.