

**2107, 5200 44 Avenue NE  
Calgary, Alberta**

**MLS # A2269421**

**\$270,000**



<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 722
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, See Remarks		
<b>Inclusions:</b>	NA		

Welcome to Calvanna Village in Whitehorn, an excellent opportunity for investors and buyers seeking a quiet, well maintained 50+ living community. This 1,065 sq. ft. main floor corner unit is located in a sought after complex and offers low maintenance ownership. Featuring an open and functional layout, the home includes 2 spacious bedrooms and 2 full bathrooms, along with a bright living area enhanced by hardwood flooring and large corner windows that flood the space with natural light. A standout feature is the enclosed, east-facing heated balcony, perfect for year-round enjoyment. Additional conveniences include air conditioning and one underground heated parking stall. Located in a family-friendly neighborhood with multiple schools nearby, the property offers easy access to a wide selection of surrounding restaurants and shops. Commuters and frequent travelers will also appreciate being just 12 minutes from the airport. With its desirable layout, prime location, and low-maintenance appeal, this home is a smart addition to any real estate portfolio or long term living solution.