

**2107, 5200 44 Avenue NE
Calgary, Alberta****MLS # A2269421****\$270,000**

Division:	Whitehorn		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,065 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Ceramic Tile, Hardwood
Roof:	-
Basement:	-
Exterior:	Vinyl Siding, Wood Frame
Foundation:	-
Features:	Ceiling Fan(s), Open Floorplan, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 722
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: 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.