

**2114, 5200 44 Avenue NE
Calgary, Alberta**

MLS # A2270040



\$269,900

Division:	Whitehorn		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	905 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard, Radiant	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 616
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Bright, open floor plan in this well cared for 904 SQFT 2 bedroom, 2 bath condo with a spacious enclosed sunroom with sunny east exposure. This beautifully maintained and professionally managed 50+ complex provides a safe + comfortable place to call home. If you are looking for a "lock & leave " lifestyle or an excellent investment this is it. Great balance of space for relaxed living. From the open kitchen with great counter space & lots of cupboards, to the good sized dining room, living room, the king-size master with 4 pc ensuite & walk-in closet plus the convenient second bedroom you will find places for your favourite furniture. The 4 piece bath has an extended vanity & lots of storage. The in-suite laundry is essential along with the extra locker & underground parking. This building has onsite management & includes a library & party room with regularly scheduled gatherings. Convenient location that is close to major shopping, transit & with easy access to the ring road.