

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

**MLS # A2270040**



**\$269,900**

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

<b>Heating:</b>	Baseboard, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 616
<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>	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.