

**1330, 5200 44 Avenue NE
Calgary, Alberta**

MLS # A2279608

\$169,900



Division:	Whitehorn		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	510 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 643
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions:	2 Bar Refrigerators, 2 Microwave Ovens
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Exceptional investment opportunity! Two bachelor units under one title with a sunny west exposure and top floor views overlooking the community. Totally hands free, worry free, no hassle property ownership with on site management, maintenance & leasing. This layout also works very well as a 1 bedroom with 2 full baths. Join the rental pool, sit back & let the monthly cheques roll in or move in and enjoy the wonderful carefree lifestyle. Payouts have been exceptional and the building is now at 99% occupancy with a waiting list. Seniors assisted living facility with a full resident dining room, library with internet access, beauty salon, bistro & a full compliment of scheduled daily activities with 24 hour nursing available. Call today to arrange an exclusive tour of this fabulous facility.