

**1240, 5200 44 Avenue NE
Calgary, Alberta**

MLS # A2248274

\$149,900



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|------------------|------------------------------------|---------------|-------------------|
| Division: | Whitehorn | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 553 sq.ft. | Age: | 2002 (24 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-----------------------------------|-------------------|-----------------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 643 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | Slab | Utilities: | - |
| Features: | Laminate Counters, Vinyl Windows | | |
| Inclusions: | N/A | | |

Peace of Mind. Comfort. Community. Whether you're searching for a smart investment or a warm, welcoming place to call home, this suite at Whitehorn Village offers both security and heart. Located in one of Calgary's most respected seniors assisted living communities, this bright one-bedroom + den unit is more than just a property—it's an opportunity to belong. With on-site management, 24-hour nursing care, and a full slate of daily activities, Whitehorn Village offers peace of mind for families and a vibrant, supportive lifestyle for residents. Choose what works for you: ? Invest with confidence by joining the rental pool and enjoy steady, worry-free income. ? Move in or help a loved one do so, and reduce monthly costs thanks to owner payout benefits. Every day, residents enjoy: Chef-prepared meals in a warm dining room, A cozy library with internet access, On-site beauty salon and bistro, Engaging daily activities, social events, outings & 24 hour nursing care staff always nearby. This is a place where people don't just live—they thrive. ? Suites in this community rarely come available and there is often a waiting list; don't miss this chance. ?? Call today to book your private tour. We'd love to show you why Whitehorn Village feels like home. Please note: photos, floor plan and measurements are representative only; actual suite may vary slightly.