

**2205, 5200 44 Avenue NE**  
**Calgary, Alberta**

**MLS # A2277563**



**\$185,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Whitehorn                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 680 sq.ft.                         | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Underground              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |                 |
|--------------------|--|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Laminate   | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 508          |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                      | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters, Open Floorplan, Walk-In Closet(s) |                   |                 |

**Inclusions:** n/a

Welcome to #2205, 5200 44 Avenue NE – a bright and spacious condo located in the well-managed, adult-only (50+) Whitehorn Village complex. This open-concept unit features a generous floor plan with laminate flooring throughout (no carpet!), in-suite laundry, and a large private balcony to enjoy your morning coffee. The kitchen flows seamlessly into the dining and living area, perfect for entertaining. The primary bedroom is oversized with a walk-in closet, while the versatile second bedroom makes a great home office, hobby space, or guest area. A full 4-piece bathroom completes the layout. This unit also comes with a designated underground parking stall and a separate storage locker for your convenience. The building itself is thoughtfully maintained and offers wonderful amenities, including a party/activity room (on the same floor), an active social community, and plenty of visitor parking for guests. The location can't be beat – Next to an amazing senior living complex, close to transit, shopping, parks, and easy access to the new Ring Road system, making it easy to get anywhere in the city. Whether you're looking to downsize or enjoy the benefits of a vibrant 50+ community, this condo has it all.