1330, 5200 44 Avenue NE
Calgary, Alberta

MLS # A2279608
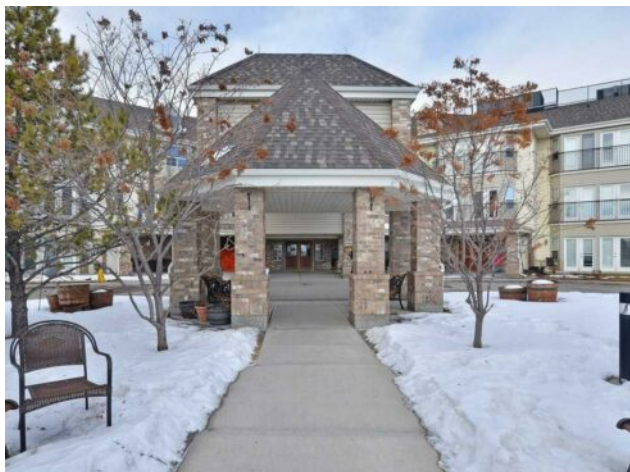
$169,900

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

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.