

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.