



780-832-5880

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**2215, 5200 44 Avenue NE
Calgary, Alberta**

MLS # A2282351



\$289,000

Division:	Whitehorn		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	830 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 618
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		
Inclusions:	N/A		

Welcome to Calvanna Village, a well managed and highly sought after 55+ adult living complex, ideally located close to shopping, transit, and everyday amenities. This rare, updated unit offers over 800 sq. ft. of comfortable living space with 2 bedrooms, 2 bathrooms, and in-floor heating throughout. The bright, open concept layout features newer vinyl plank flooring and fresh neutral paint. The kitchen is equipped with newer stainless-steel appliances, wood cabinetry, and a breakfast bar with seating for four. The spacious living room is filled with natural light from a large window and provides ample space for furnishings. The primary bedroom includes a walk-through closet leading to a 4-piece ensuite. The second bedroom is located on the opposite side of the unit, offering excellent privacy. Enjoy outdoor living on the generous patio perfect for morning coffee or evening relaxation. Additional features include underground parking and a dedicated storage locker. A fantastic opportunity to enjoy low maintenance living in a quiet, adult oriented community.