



THE
A-TEAM

**RE/MAX
FIRST**

5200 44 Avenue #1353, Calgary T1Y 7L4

MLS®#: **A2110910**

Area: **Whitehorn**

Listing Date: **03/05/24**

List Price: **\$150,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **308**
Low Sqft:
Ttl Sqft: **308**

DOM

75

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Microwave,Refrigerator**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,See Remarks**
Utilities:

Room Information

Room
3pc Bathroom
Other

Level
Main
Main

Dimensions
6`0" x 8`10"
6`5" x 10`9"

Room
Bedroom

Level
Main

Dimensions
12`1" x 13`10"

Legal/Tax/Financial

Condo Fee:
\$380

Title: **Fee Simple**
Fee Freq:

Zoning: **DC (pre 1P2007)**

Legal Desc:	0213383	Monthly	Remarks
Pub Rmks:	<p>Discover an unparalleled investment opportunity in the heart of a serene residential area, designed exclusively for those seeking a blend of carefree living and lucrative investment potential. This unique property, nestled within a top-tier assisted living facility, offers investors a chance to be part of a community that combines comfort, convenience, and compassionate care. Property Highlights: Turnkey Investment: Enjoy a completely hands-off investment experience with professional on-site management, maintenance, and leasing services. Opt into the rental pool and receive steady monthly returns, making this an ideal opportunity for both seasoned and novice investors. Please note, the unit shown online cannot be viewed as it is a unit that is already rented by Origin Property Management. Exceptional Amenities: Residents benefit from a full suite of amenities designed to enhance their quality of life, including a dining room offering three nutritious meals a day, a library with internet access, a theatre for entertainment, a craft room for creative pursuits, a beauty salon, and a bistro for casual dining. The facility is complete with a daily continental breakfast, convenient tuck shop and also boasts a vibrant schedule of daily activities, ensuring a fulfilling and engaging environment. Comprehensive Care: With 24-hour nursing available, this facility provides peace of mind for both residents and investors, knowing that professional care is always at hand. The warm and caring staff foster a pleasant and friendly living atmosphere, further enhancing the appeal of this investment. Growing Market: As the population ages, the demand for quality assisted living facilities is expected to rise, positioning your investment for potential growth and increased value over time. Community Impact: By investing in this property, you're not just securing a financial asset; you're contributing to a supportive and active lifestyle community for seniors, making a positive impact in the lives of many. Don't miss this exceptional opportunity to invest in a property that offers both financial rewards and the satisfaction of supporting a thriving senior community.</p>		
Inclusions:	Window Coverings		
Property Listed By:	Real Broker		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



