



THE
A-TEAM

**RE/MAX
FIRST**

5200 44 Avenue #1240, Calgary T1Y 7L4

MLS® #: **A2123428**

Area: **Whitehorn**

Listing Date: **04/19/24**

List Price: **\$179,997**

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: **518**
Low Sqft:
Ttl Sqft: **518**

DOM

278

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Uncovered Courtyard**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Slab**

Kitchen Appl: **None**
Int Feat: **Laminate Counters,No Smoking Home,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	6`0" x 10`0"	Living Room	Main	10`8" x 10`0"
Bedroom - Primary	Main	13`10" x 10`0"	Den	Main	11`10" x 8`5"
4pc Bathroom	Main	8`5" x 8`0"			

Legal/Tax/Financial

Condo Fee: \$643	Title: Fee Simple	Zoning: DC(PRE IP2007)
	Fee Freq: Monthly	
Legal Desc:	0213383	

Remarks

Pub Rmks:	This is an exceptional investment opportunity & a truly wonderful place to call home or both! Sunny one bedroom plus den with a south west exposure on the second floor. Totally hands free, worry free, no hassle property ownership with on site management, maintenance & leasing. OPTION 1:Join the rental pool, sit back & let the monthly cheque roll in. OPTION2; move in and enjoy the wonderful carefree lifestyle AND REDUCE YOUR COSTS. Your monthly payout WILL reduce your rental fees.. 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. This complex has a waiting list . Call today to arrange an exclusive tour of this fabulous facility. Call today, we look forward to hearing from you soon.
Inclusions:	N/A
Property Listed By:	Real Estate Professionals Inc.

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