



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

**30**

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: <b>\$643</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>DC(PRE IP2007)</b>
Legal Desc:	<b>0213383</b>	

# Remarks

Pub Rmks:	<b>This is an exceptional investment opportunity &amp; 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 &amp; leasing. OPTION 1:Join the rental pool, sit back &amp; 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 &amp; 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.</b>
Inclusions:	<b>N/A</b>
Property Listed By:	<b>Real Estate Professionals Inc.</b>

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







