



THE
A-TEAM

**RE/MAX
FIRST**

5200 44 Avenue #1137, Calgary T1Y 7L4

MLS®#: **A2135898**

Area: **Whitehorn**

Listing Date: **05/28/24**

List Price: **\$209,900**

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:

Access:

Lot Feat: **Gazebo,Landscaped**
Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **510**
Low Sqft:
Ttl Sqft: **510**

DOM

111
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof: **Asphalt**
Heating: **Baseboard,Hot Water,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick,Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Refrigerator,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities: **Cable Available,High Speed Internet Available**

Room Information

Room	Level	Dimensions
Kitchen	Main	7` 6" x 6` 0"
Bedroom	Main	11` 10" x 8` 0"
4pc Bathroom	Main	
Foyer	Main	10` 6" x 3` 8"

Room	Level	Dimensions
Kitchen	Main	7` 5" x 6` 1"
Bedroom	Main	11` 8" x 8` 0"
4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$643

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: **0213383**

Remarks

Pub Rmks: **Exceptional investment opportunity! Two bachelor suites under one title with a sunny east exposure & ground floor patios. Totally hands free, worry free, no hassle property ownership with on site management, maintenance & leasing. Join the rental pool, sit back & let the monthly cheques roll in with a 2023 rate of return averaging 5.81% year to date or move in & enjoy the wonderful carefree lifestyle. 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. Call today to arrange an exclusive tour of this fabulous facility.**

Inclusions: **N/A**

Property Listed By: **RE/MAX Landan Real Estate**

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