



THE
A-TEAM

**RE/MAX
FIRST**

5200 44 Avenue #1353, Calgary T1Y 7L4

MLS®#: **A2179822** Area: **Whitehorn** Listing Date: **11/19/24** List Price: **\$145,000**
 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:
 Access:
 Lot Feat:
 Park Feat: **None**

Finished Floor Area

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

DOM

32
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Microwave,Refrigerator,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	6`0" x 8`10"	Bedroom	Main	12`1" x 13`10"
Other	Main	6`5" x 10`9"			

Legal/Tax/Financial

Condo Fee: **\$391** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc: 0213383

Remarks

Pub Rmks: **Discover an unparalleled investment opportunity in the heart of a serene residential area. This unique property offers a Turnkey Investment: Enjoy a completely hands-off experience with professional on-site management, maintenance, and leasing services. As part of the rental pool you receive steady monthly returns, making this an ideal opportunity for both seasoned and novice investors. The unit shown online, #1353, is only one of the entire rental pool, and is already rented out by Origin Property Management. The steady monthly returns derive from the entire pool, rather than just this unit, regardless of if it is rented out or not. This is a seniors assisted living complex with frequent changes in tenants who enjoy the exceptional amenities provided from the Canada-wide management services of Origin Property Management. Origin communities offer independent living, assisted living and memory care services to seniors. Residents benefit from a full suite of amenities designed to enhance their quality of life. The option to be both an investor and an occupant is always possible. Monthly financial and management reporting and an annual AGM keep the investor informed of the status of their investment. A tour of the building can be arranged, although the actual units (including #1353), cannot be entered if rented out at the time. Primary for the investor is the sharing of the entire rental pool rather than the current rental status of his or her unit. Hands-off investing allows the satisfaction of positive, rather than the typical negative, monthly returns rental property owners experience. This without the hassle of having to check-up on existing, or secure new tenants; nor the expense of constant upgrades or maintenance of a property - the best of both worlds. The onus is on Origin to provide ongoing tenancy, happy tenants and happy investors. Origin Active Lifestyle communities are located throughout Canada and expanding globally. Whitehorn Village in Calgary is an exceptional complex offering exceptional services.**

Inclusions: N/A
Property Listed By: Real Broker

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





