

2103, 5200 44 Avenue NE
Calgary, Alberta

MLS # A2336978



\$219,900

Division:	Whitehorn		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	908 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 649
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions: N/a

Welcome to easy, comfortable living in this beautifully maintained 2-bedroom, 2-bathroom, corner unit condo in a desirable 55+ community. Ideally located on the main floor, this bright and inviting home offers convenience, functionality, and plenty of space to relax and enjoy a low-maintenance lifestyle. The well-appointed kitchen features granite countertops and offers a practical layout with plenty of workspace. The open floorplan provides a comfortable setting for everyday living or entertaining, with direct access to one of the standout features of this space - the enclosed, private balcony. This balcony creates an additional space to enjoy your morning coffee, read, or simply relax while extending your outdoor living season. The spacious primary bedroom with walk in closet and 4 piece ensuite. An additional bedroom, and full bathroom offer flexibility for guests, an office, or hobbies. Underground heated parking adds valuable convenience and security, especially during the winter months. With main-floor access - that faces an open area (not the parking lot), underground parking, a secure private balcony, and the benefits of a welcoming 55+ community, this is a wonderful opportunity for those looking for comfortable, carefree condo living.