

\$247,500 - 2112, 5200 44 Avenue Ne, Calgary

MLS® #A2255655

\$247,500

1 Bedroom, 1.00 Bathroom, 815 sqft

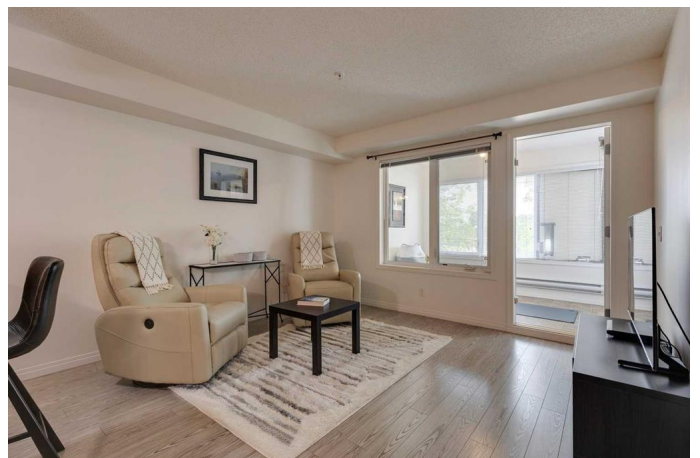
Residential on 0.00 Acres

Whitehorn, Calgary, Alberta

ABSOLUTELY IMMACULATE 814 SQFT ONE BEDROOM PLUS DEN WITH A HEATED SUNROOM! Very open floor plan with vinyl plank flooring & bright sunny east exposure. Freshly painted throughout, upgraded features include new countertops, kitchen sink & tap plus all new top of the line stainless kitchen appliances. Good sized kitchen with excellent counter & cabinet space plus a raised breakfast bar overlooking a good sized dining area & large living room. The den has a sprinkler & could be used as a spare bedroom or an office. The king sized master bedroom easily accommodates a full bedroom suite & includes a spacious walk-in closet. The 4 pc bath has lots of storage plus counter space & the in suite laundry is very conveniently located. The headed sunroom is a huge bonus & is perfect for soaking up the sun or just relaxing with a cup of coffee. The excellent light makes it a perfect sewing or crafting space & your plants will love it. This main floor suite includes assigned heated underground parking & a dedicated storage locker. This 50+ complex is well managed & maintained & features a very active social group with a well equipped activity room. Lots of visitor parking available for your guests & a convenient location close to transit, shopping & easy access to the new Ring Road System.

Built in 2008

Essential Information



| | |
|----------------|-------------------|
| MLS® # | A2255655 |
| Price | \$247,500 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 815 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 2112, 5200 44 Avenue Ne |
| Subdivision | Whitehorn |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T1Y 7L4 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Parking, Party Room, Snow Removal, Trash, Visitor Parking, Recreation Room |
| Parking Spaces | 1 |
| Parking | Stall, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer |
| Heating | Baseboard, In Floor, Natural Gas, Radiant |
| Cooling | None |
| # of Stories | 3 |

Exterior

| | |
|-------------------|------------------|
| Exterior Features | Private Entrance |
| Roof | Asphalt Shingle |

| | |
|--------------|---------------------|
| Construction | Stone, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | September 9th, 2025 |
| Days on Market | 1 |
| Zoning | DC (pre 1P2007) |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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