

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

MLS® #A2255655

\$247,500

1 Bedroom, 1.00 Bathroom, 815 sqft

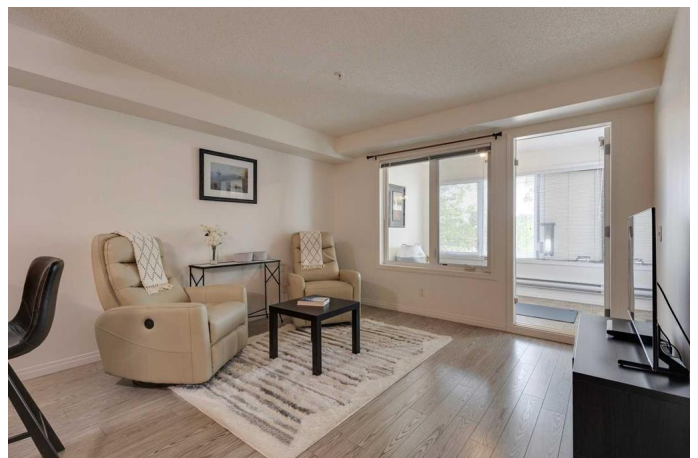
Residential on 0.00 Acres

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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