

\$275,000 - 2215, 5200 44 Avenue Ne, Calgary

MLS® #A2114642

\$275,000

2 Bedroom, 2.00 Bathroom, 827 sqft

Residential on 0.00 Acres

Whitehorn, Calgary, Alberta

Welcome to Calvanna Village, an exclusive adult (50+) living complex that is known for its exceptional management, tranquil ambiance, and proximity to various amenities. This rare and updated unit offers over 800 sq/ft of living space with 2 bedrooms and 2 bathrooms plus IN-FLOOR HEATING. Upon entering, you're greeted by beautiful newly installed VINYL PLANK FLOORS and freshly updated colors throughout. The open-concept layout seamlessly connects the dining, kitchen, and living areas, ideal for hosting family gatherings. The kitchen is adorned with brand-new stainless-steel appliances, elegant wood cabinetry, and a convenient breakfast bar accommodating up to 4 people. The generously sized living area offers ample space for furniture and benefits from a large window that bathes the room in natural light throughout the day. The primary bedroom features a spacious walk-through closet leading to a 4-piece ensuite bathroom. Positioned on the opposite end of the apartment, the secondary bedroom ensures privacy between living spaces. Outside, a sizable patio invites you to indulge in outdoor relaxation, perfect for enjoying your morning coffee. Additionally, this property boasts underground parking and a dedicated storage locker for your convenience.

Built in 2008

Essential Information



MLS® #	A2114642
Price	\$275,000
Sold Price	\$275,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	827
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	2215, 5200 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 7L4

Amenities

Amenities	Elevator(s), Recreation Room, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Heated Garage, Underground

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	April 15th, 2024
Days on Market	25
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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