

# \$219,900 - 2112, 5200 44 Avenue Ne, Calgary

MLS® #A2166870

## \$219,900

1 Bedroom, 1.00 Bathroom, 815 sqft

Residential on 0.00 Acres

Whitehorn, Calgary, Alberta

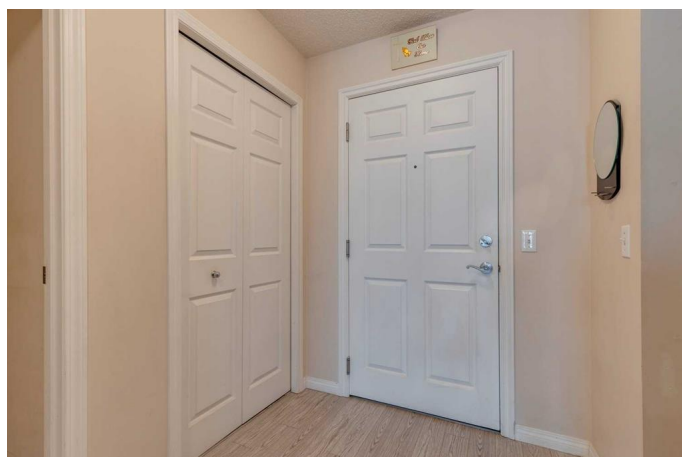
ABSOLUTELY IMMACULATE 814 SQFT ONE BEDROOM PLUS DEN WITH A HEATED SUNROOM! Very open floor plan with laminate flooring & bright sunny east exposure. Good sized kitchen with excellent counter & cabinet space plus a raised breakfast bar overlooking a good sized dining area & large living room. The den 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 insuite laundry is very conveniently located. The heated 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. Available for quick possession. 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® #

A2166870



Price	\$219,900
Sold Price	\$219,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	815
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

### Community Information

Address	2112, 5200 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3Y3

### 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), Range Hood, Refrigerator, Washer, Window Coverings
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 18th, 2024
Date Sold	September 27th, 2024
Days on Market	9
Zoning	DC56Z2004
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX Landan Real Estate
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