

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

MLS® #A2255655

## \$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 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          | \$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          | 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, Recreation Room, Snow Removal, Trash, Visitor Parking |
| 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           | Wall/Window Unit(s)                                                                                            |
| # 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 | 55                  |
| Zoning         | DC (pre 1P2007)     |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.