

# \$199,950 - 2205, 5200 44 Avenue Ne, Calgary

MLS® #A2261182

## \$199,950

1 Bedroom, 1.00 Bathroom, 680 sqft

Residential on 0.00 Acres

Whitehorn, Calgary, Alberta

Welcome to #2205, 5200 44 Avenue NE – a bright and spacious 1 bedroom plus den (which has a sprinkler and can be used as a bedroom for guests) condo located in the well-managed, adult-only (50+) Whitehorn Village complex. This open-concept unit features a generous floor plan with laminate flooring throughout (no carpet!), in-suite laundry, and a large private balcony to enjoy your morning coffee. The kitchen flows seamlessly into the dining and living area, perfect for entertaining. The primary bedroom is oversized with a walk-in closet, while the versatile den makes a great home office, hobby space, or guest area. A full 4-piece bathroom completes the layout. This unit also comes with a designated underground parking stall and a separate storage locker for your convenience. The building itself is thoughtfully maintained and offers wonderful amenities, including a party/activity room (on the same floor), an active social community, and plenty of visitor parking for guests. The location can't be beat – close to transit, shopping, parks, and easy access to the new Ring Road system, making it easy to get anywhere in the city. Whether you're looking to downsize or enjoy the benefits of a vibrant 50+ community, this condo has it all.

Built in 2008

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2261182          |
| Price          | \$199,950         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 680               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2205, 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        | Assigned, Underground                                                                   |
| # of Garages   | 1                                                                                       |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Open Floorplan, Walk-In Closet(s)           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                     |
| Cooling           | None                                                                           |
| # of Stories      | 3                                                                              |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony, Storage |
| Roof              | Asphalt Shingle  |

Construction            Stone, Vinyl Siding, Wood Frame

**Additional Information**

Date Listed            October 1st, 2025  
Days on Market        27  
Zoning                 DC (pre 1P2007)

**Listing Details**

Listing Office           eXp Realty

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.