



GRASSROOTS
REALTY GROUP

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**1240, 5200 44 Avenue NE
Calgary, Alberta**

MLS # A2248274

\$149,900



Division:	Whitehorn		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	553 sq.ft.	Age:	2002 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 643
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Slab	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		
Inclusions:	N/A		

Peace of Mind. Comfort. Community. Whether you're searching for a smart investment or a warm, welcoming place to call home, this suite at Whitehorn Village offers both security and heart. Located in one of Calgary's most respected seniors assisted living communities, this bright one-bedroom + den unit is more than just a property—it's an opportunity to belong. With on-site management, 24-hour nursing care, and a full slate of daily activities, Whitehorn Village offers peace of mind for families and a vibrant, supportive lifestyle for residents. Choose what works for you: ? Invest with confidence by joining the rental pool and enjoy steady, worry-free income. ? Move in or help a loved one do so, and reduce monthly costs thanks to owner payout benefits. Every day, residents enjoy: Chef-prepared meals in a warm dining room, A cozy library with internet access, On-site beauty salon and bistro, Engaging daily activities, social events, outings & 24 hour nursing care staff always nearby. This is a place where people don't just live—they thrive. ? Suites in this community rarely come available and there is often a waiting list; don't miss this chance. ?? Call today to book your private tour. We'd love to show you why Whitehorn Village feels like home. Please note: photos, floor plan and measurements are representative only; actual suite may vary slightly.