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2112, 5200 44 Avenue NE Calgary, Alberta

MLS # A2255655



\$219,900

Division: Whitehorn Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 815 sq.ft. Age: 2008 (17 yrs old) **Beds:** Baths: Garage: Stall, Underground Lot Size: Lot Feat:

Heating: Water: Baseboard, In Floor, Natural Gas, Radiant Floors: Sewer: Linoleum, Vinyl Plank Roof: Condo Fee: \$ 508 Asphalt Shingle **Basement:** LLD: Exterior: Zoning: Stone, Vinyl Siding DC (pre 1P2007) Foundation: **Poured Concrete Utilities:**

Features: Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)

Inclusions: Blinds

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.