



**GRASSROOTS**  
REALTY GROUP

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**1330, 5200 44 Avenue NE  
Calgary, Alberta**

**MLS # A2279608**



**\$169,900**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	510 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 643
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		
<b>Inclusions:</b>	2 Bar Refrigerators, 2 Microwave Ovens		

Exceptional investment opportunity! Two bachelor units under one title with a sunny west exposure and top floor views overlooking the community. Totally hands free, worry free, no hassle property ownership with on site management, maintenance & leasing. This layout also works very well as a 1 bedroom with 2 full baths. Join the rental pool, sit back & let the monthly cheques roll in or move in and enjoy the wonderful carefree lifestyle. Payouts have been exceptional and the building is now at 99% occupancy with a waiting list. Seniors assisted living facility with a full resident dining room, library with internet access, beauty salon, bistro & a full compliment of scheduled daily activities with 24 hour nursing available. Call today to arrange an exclusive tour of this fabulous facility.