



**GRASSROOTS**  
REALTY GROUP

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1330, 5200 44 Avenue NE  
Calgary, Alberta

MLS # A2279608



**\$169,900**

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

**Heating:** Baseboard, Hot Water, Natural Gas

**Floors:** Linoleum, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Brick, Vinyl Siding

**Foundation:** -

**Features:** Laminate Counters, No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 643

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** 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.