



**2202, 5200 44 Avenue NE**  
**Calgary, Alberta**

**MLS # A2304495**



**\$232,000**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	883 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 649
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** Refrigerator, Stove (Electric), Hoodfan, Dishwasher, Washer/Dryer, All Window Coverings. All appliances are believed to be in working order, however included in AS-IS condition.

Welcome to one of the most coveted floorplans in Whitehorn Calvanna Village 55+ Living - a rare CORNER unit offering 2 bedrooms + 2 bathrooms with sunny SW exposure. Beautifully maintained and filled with natural light, this 882 sqft apartment unit features an airy, open-concept layout enhanced by large windows throughout. The spacious living and dining areas create an inviting setting for everyday living, while the functional kitchen offers quality wood cabinetry, pantry cupboard and ample counter space. Step outside to your private balcony - an ideal place to enjoy your coffee and soak in the sunshine. As the surrounding mature trees come into leaf, this space becomes an even more peaceful. The generously sized primary bedroom includes a walk-through closet leading to a 4pc ensuite. A well-proportioned second bedroom offers flexibility for guests or a hobby/office space. A second 4pc bathroom conveniently serves the main living area, and in-suite laundry is thoughtfully tucked into a closet adjacent to the kitchen. A standout feature is the central air conditioning (heat pump). Located on the same floor, the activities room provides added lifestyle value with a full-service kitchen and ample seating - perfect for hosting gatherings or enjoying a quiet change of scenery with building residents. Additional highlights include one assigned underground heated parking stall and a storage locker conveniently located directly in front of your space. Enjoy the ease of a central location, quietly tucked within a beautifully maintained community - offering the perfect balance of comfort, convenience, and peaceful 55+ living.