



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1137, 5200 44 Avenue NE
Calgary, Alberta

MLS # A2135898



\$209,900

Division:	Whitehorn		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	510 sq.ft.	Age:	2002 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Gazebo, Landscaped		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 643
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	Cable, High Speed Internet
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Exceptional investment opportunity! Two bachelor suites under one title with a sunny east exposure & ground floor patios. Totally hands free, worry free, no hassle property ownership with on site management, maintenance & leasing. Join the rental pool, sit back & let the monthly cheques roll in with a 2023 rate of return averaging 5.81% year to date or move in & enjoy the wonderful carefree lifestyle. 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.