



5200 44 Avenue Calgary Alberta

\$209,900

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. (id:6769)

Kitchen 7.50 Ft x 6.00 Ft

Kitchen 7.42 Ft x 6.08 Ft

Bedroom 11.83 Ft x 8.00 Ft

Bedroom 11.67 Ft x 8.00 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Foyer 10.50 Ft x 3.67 Ft

Listing Presented By:



Originally Listed by:

RE/MAX Landan Real Estate

<http://www.diannebrown.ca/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca