



5200 44 Avenue Calgary Alberta

\$249,900

Bright open floor plan in this 885 sq ft former showhome with 2 bedrooms, 2 baths & a sunny, private patio. This beautifully maintained & secure 50+ building provides a safe comfortable place to call home. If you are looking for a "lock & leave " lifestyle or an excellent investment this is it. Great balance of space for relaxed living. From the open kitchen with great counter space & lots of cupboards, to the good sized dining room, living room, the king-size master with 4 pc ensuite & walk-in closet plus the convenient second bedroom you will find places for your favorite furniture. The 4 piece bath has an extended vanity & lots of storage. The in-suite laundry is essential along with the extra locker & underground parking. This building has onsite management & includes a library & party room with regularly scheduled gatherings. Convenient location that is close to major shopping, transit & with easy access to the ring road. (id:6769)

Living room 3.86 M x 3.45 M

Dining room 2.80 M x 2.39 M

Kitchen 2.84 M x 2.59 M

Foyer 1.52 M x 1.22 M

Primary Bedroom 4.98 M x 3.00 M

Bedroom 4.22 M x 2.80 M

Laundry room 2.34 M x 1.52 M

4pc Bathroom Measurements not available

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Listing Presented By:



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