



## 5200 44 Avenue Calgary Alberta

\$209,900

Wow! One bedroom suite with two full baths, perfect for a couple who like their privacy and space or exceptional investment opportunity! Totally hands free, worry free, no hassle property ownership with on site management, maintenance and leasing if required. Join the rental pool, sit back and let the monthly cheques roll in or move in and enjoy the carefree lifestyle. Seniors assisted living facility with a full resident dining room, home care, library with internet access, beauty salon, bistro & a full compliment of scheduled daily activities. Fully rented complex with a waiting list. Net monthly rents to owners range from \$1,000 to \$1,200 after condo and management fees. Call today to arrange an exclusive tour of this fabulous facility. NOTE: THIS IS A FULL SERVICE SENIORS FACILITY. IT IS IDEAL IF YOU'RE LOOKING FOR A FACILITY FOR YOUR AGING PARENTS, YOURSELF OR A SIMPLE CARE FREE INVESTMENT. PURCHASE THE UNIT AND IT DOUBLES AS AN INVESTMENT VEHICLE. IT PAYS A NET (+/-) RETURN ON INVESTMENT PLUS YOU CAN PU CAPITAL APPRECIATION. (id:6769)

4pc Bathroom 8.00 Ft x 5.00 Ft

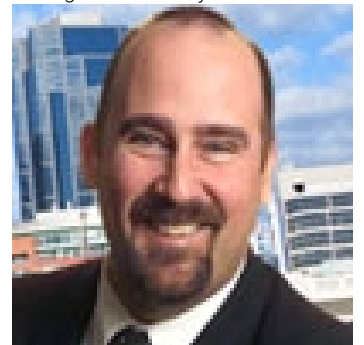
Primary Bedroom 11.50 Ft x 12.00 Ft

Family room 12.00 Ft x 15.00 Ft

Eat in kitchen 12.00 Ft x 15.00 Ft

4pc Bathroom 5.00 Ft x 8.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX LANDAN REAL ESTATE

<http://www.jimbeatty.ca>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca