



#1240, 5200  
44 Avenue NE



## 5200 44 Avenue Calgary Alberta

\$179,997

This is an exceptional investment opportunity & a truly wonderful place to call home or both! Sunny one bedroom plus den with a south west exposure on the second floor. Totally hands free, worry free, no hassle property ownership with on site management, maintenance & leasing. OPTION 1:Join the rental pool, sit back & let the monthly cheque roll in. OPTION2; move in and enjoy the wonderful carefree lifestyle AND REDUCE YOUR COSTS. Your monthly payout WILL reduce your rental fees.. 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. This complex has a waiting list . Call today to arrange an exclusive tour of this fabulous facility. Call today, we look forward to hearing from you soon. (id:6769)

Kitchen 6.00 Ft x 10.00 Ft

Living room 10.67 Ft x 10.00 Ft

Primary Bedroom 13.83 Ft x 10.00 Ft

Den 11.83 Ft x 8.42 Ft

4pc Bathroom 8.42 Ft x 8.00 Ft

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.

**RE/MAX Realty Professionals**

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