



5200 44 Avenue Calgary Alberta

\$285,000

Welcome to Calvanna Village in Whitehorn, an excellent opportunity for investors and buyers seeking a quiet, well maintained 50+ living community. This 1,065 sq. ft. main floor corner unit is located in a sought after complex and offers low maintenance ownership. Featuring an open and functional layout, the home includes 2 spacious bedrooms and 2 full bathrooms, along with a bright living area enhanced by hardwood flooring and large corner windows that flood the space with natural light. A standout feature is the enclosed, east-facing heated balcony, perfect for year-round enjoyment. Additional conveniences include air conditioning and one underground heated parking stall. Located in a family-friendly neighborhood with multiple schools nearby, the property offers easy access to a wide selection of surrounding restaurants and shops. Commuters and frequent travelers will also appreciate being just 12 minutes from the airport. With its desirable layout, prime location, and low-maintenance appeal, this home is a smart addition to any real estate portfolio or long term living solution. (id:6769)

Eat in kitchen 11.00 Ft x 10.83 Ft

Dining room 13.83 Ft x 7.58 Ft

Living room 13.75 Ft x 11.33 Ft

Laundry room 3.25 Ft x 2.92 Ft

Sunroom 10.25 Ft x 8.08 Ft

Foyer 9.25 Ft x 7.33 Ft

Primary Bedroom 13.83 Ft x 10.42 Ft

Bedroom 13.58 Ft x 10.08 Ft

Other 7.67 Ft x 5.00 Ft

3pc Bathroom 7.50 Ft x 5.00 Ft

4pc Bathroom 10.00 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
Real Broker

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RE/MAX Realty Professionals

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