



5200 44 Avenue Calgary Alberta

\$269,900

****OPEN HOUSE AT #2114 5200 44 AVE NE ON SATURDAY NOVEMBER 22 2025 FROM 2:00PM TO

4:00PM**** Bright, open floor plan in this well cared for 904 SQFT 2 bedroom, 2 bath condo with a spacious enclosed sunroom with sunny east exposure. This beautifully maintained and professionally managed 50+ complex 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 favourite 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)

Kitchen 12.00 Ft x 10.00 Ft

Dining room 11.67 Ft x 12.00 Ft

Living room 11.67 Ft x 6.00 Ft

Foyer 10.00 Ft x 5.00 Ft

Sunroom 8.83 Ft x 8.00 Ft

Laundry room 3.50 Ft x 2.83 Ft

Primary Bedroom 9.00 Ft x 13.75 Ft

Bedroom 9.50 Ft x 12.67 Ft

Other 6.83 Ft x 4.08 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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