



## 5200 44 Avenue Calgary Alberta

\$169,900

Exceptional investment opportunity! Two bachelor units under one title with a sunny west exposure and top floor views overlooking the community. Totally hands free, worry free, no hassle property ownership with on site management, maintenance & leasing. This layout also works very well as a 1 bedroom with 2 full baths. Join the rental pool, sit back & let the monthly cheques roll in or move in and enjoy the wonderful carefree lifestyle. Payouts have been exceptional and the building is now at 99% occupancy with a waiting list. 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. Call today to arrange an exclusive tour of this fabulous facility. (id:6769)

Kitchen 7.50 Ft x 6.00 Ft

Foyer 10.50 Ft x 3.67 Ft

Kitchen 7.42 Ft x 6.08 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 11.83 Ft x 8.00 Ft

4pc Bathroom Measurements not available

Bedroom 11.67 Ft x 8.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Landan Real Estate

<http://www.diannebrown.ca/>

**RE/MAX Realty Professionals**

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