



5200 44 Avenue Calgary Alberta

\$289,000

Welcome to Calvanna Village, a well managed and highly sought after 55+ adult living complex, ideally located close to shopping, transit, and everyday amenities. This rare, updated unit offers over 800 sq. ft. of comfortable living space with 2 bedrooms, 2 bathrooms, and in floor heating throughout. The bright, open concept layout features newer vinyl plank flooring and fresh neutral paint. The kitchen is equipped with newer stainless-steel appliances, wood cabinetry, and a breakfast bar with seating for four. The spacious living room is filled with natural light from a large window and provides ample space for furnishings. The primary bedroom includes a walk-through closet leading to a 4-piece ensuite. The second bedroom is located on the opposite side of the unit, offering excellent privacy. Enjoy outdoor living on the generous patio perfect for morning coffee or evening relaxation. Additional features include underground parking and a dedicated storage locker. A fantastic opportunity to enjoy low maintenance living in a quiet, adult oriented community. (id:6769)

Other 6.83 Ft x 4.42 Ft

Kitchen 11.42 Ft x 10.00 Ft

Living room 18.00 Ft x 11.75 Ft

Primary Bedroom 13.83 Ft x 9.17 Ft

Bedroom 12.67 Ft x 9.58 Ft

4pc Bathroom 7.08 Ft x 4.92 Ft

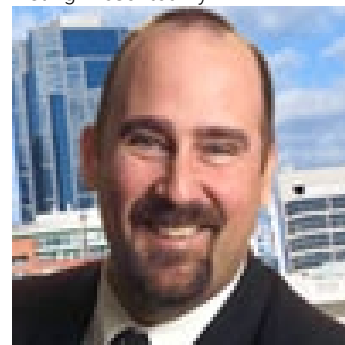
4pc Bathroom 9.50 Ft x 4.83 Ft

Other 7.33 Ft x 4.08 Ft

Laundry room 3.75 Ft x 2.92 Ft

Other 9.50 Ft x 6.25 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty

<http://www.wesellcalgaryhomes.com/>

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