



\$ 189,900.00

## 1148 5200 44 AVENUE NE CALGARY

<https://paulbrinton.com>

Wonderful place to call home or an exceptional investment opportunity! Sunny two bedroom suite with a west exposure and ground floor patio. Totally hands free, worry free, no hassle property ownership with on site management, maintenance & leasing. Join the rental pool, sit back & let the monthly cheques roll...

- 2 beds
- 1 bath
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Apartment

**MLS ® #:** A1158258

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 2002

**Parking:** Stall

**Post Updated:** 2021-11-04 22:24:46

**Bathrooms:** 1

**Bedrooms Above Grade:** 2

**Date added:** 11/04/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Flooring:** Carpet,Linoleum

**Community Features:** Park

**District:** CAL Zone NE

**Inclusions:** N/A

**Roof Type:** Asphalt Shingle

**Association Amenities:** Elevator(s),Fitness Center,Gazebo,Laundry,Parking,Party Room,Recreation Room,Service Elevator(s),Visitor Parking

**Exterior Features:** None

**Cooling:** None

**Interior Features:** Laminate Counters,No Smoking Home

**Heating Type:** Baseboard,Hot Water,Natural Gas

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** DC (pre 1P2007)

**List Price Square Foot:** \$ 346.53

**Laundry features:** Laundry Room

**Transaction Type:** For Sale

**Title Land:** Fee Simple



**Photo Count:** 24

**Unit Exposure:** W

**Construction Materials:** Brick,Vinyl  
Siding,Wood Frame

**Foundation:** Slab

**Living Area SF:** 548.00

**Structure Type:** Low Rise (2-4 stories)

**Rooms Above Grade:** 4

**Unit Number:** 1148

**Suite:** No

**Appliances:** Microwave,Refrigerator,Window  
Coverings

**Subdivision Name:** Whitehorn

**Restrictions:** Adult Living,Pet Restrictions or  
Board approval Required

