



\$ 135,000.00

1353 5200 44 AVENUE NE CALGARY

<https://paulbrinton.com>

Exceptional investment opportunity in this lovely suite located in Whitehorn Village seniors assisted living facility with on site management and nursing. This is a truly worry free, no hassle investment. Monthly rental \$2565. Amenities include: dining with 3 meals a day, theatre, craft room & lounge/pub. Warm & caring staff,...

- 1 bed
- 1 bath
- Apartment
- Residential
- Active

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BASIC FACTS

Style: Apartment

MLS ® #: A1164548

Type: Apartment

Bedrooms: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Conventional

Post Updated: 2021-11-30 08:52:06

Bathrooms: 1

Bedrooms Above Grade: 1

Date added: 11/29/21

Lot size: 140815 sq ft

Year built: 2002

Parking: None, See Remarks

PROPERTY FEATURES

Flooring: Carpet,Linoleum

Association Amenities:

Elevator(s),Laundry,Parking,Party Room,Recreation Room

Exterior Features: None

Cooling: None

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

Roof Type: Asphalt Shingle

Accessibility Features: Accessible Entrance

Community Features: Park

District: CAL Zone NE

Inclusions: N/A

Lot Features: Landscaped

Heating Type: Baseboard,Hot Water,Natural Gas

PROPERTY INFORMATION

Basement: None

Levels: Single Level Unit

Laundry features: Common Area

Zoning: DC (pre 1P2007)



Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 3

Unit Number: 1353

Suite: No

Appliances: Microwave, Refrigerator, Window Coverings

Subdivision Name: Whitehorn

Lot Size Acres: 3.23

List Price Square Foot: \$ 401.79

Photo Count: 10

Unit Exposure: N

Construction Materials: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Living Area SF: 336.00

Structure Type: Low Rise (2-4 stories)

Restrictions: Easement Registered On Title

