$159,900 - 1240, 5200 44 Avenue Ne, Calgary

MLS® #A2248274

$159,900
1 Bedroom, 1.00 Bathroom, 553 sqft
Residential on 0.00 Acres

Whitehorn, Calgary, Alberta

Peace of Mind. Comfort. Community.
Whether you're searching for a smart investment or a warm, welcoming place to call home, this suite at Whitehorn Village offers both security and heart. Located in one of Calgaryâ€™s most respected seniors assisted living communities, this bright one-bedroom + den unit is more than just a propertyâ€"it's an opportunity to belong. With on-site management, 24-hour nursing care, and a full slate of daily activities, Whitehorn Village offers peace of mind for families and a vibrant, supportive lifestyle for residents.

Choose what works for you:
? Invest with confidence by joining the rental pool and enjoy steady, worry-free income.
? Move in or help a loved one do so, and reduce monthly costs thanks to owner payout benefits.

Every day, residents enjoy: Chef-prepared meals in a warm dining room, A cozy library with internet access, On-site beauty salon and bistro, Engaging daily activities, social events, outings & 24 hour nursing care staff always nearby.
This is a place where people donâ€™t just liveâ€"they thrive.
? Suites in this community rarely come available and there is often a waiting listâ€"donâ€™t miss this chance.
?? Call today to book your private tour.
Weâ€™d love to show you why Whitehorn

Village feels like home.
Please note: photos, floor plan and measurements are representative only; actual suite may vary slightly.

Built in 2002

Essential Information

MLS® #	A2248274
Price	$159,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	553
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1240, 5200 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 7L4

Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Gazebo, Game Court Interior, Laundry
Parking	Stall

Interior

Interior Features	Vinyl Windows, Laminate Counters
Appliances	None
Heating	Natural Gas, Baseboard, Hot Water
Cooling	None

# of Stories	3

Exterior

Exterior Features	Uncovered Courtyard
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Vinyl Siding
Foundation	Slab

Additional Information

Date Listed	August 13th, 2025
Days on Market	12
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Real Broker

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