

\$199,950 - 2205, 5200 44 Avenue Ne, Calgary

MLS® #A2261182

\$199,950

1 Bedroom, 1.00 Bathroom, 680 sqft

Residential on 0.00 Acres

Whitehorn, Calgary, Alberta

Welcome to #2205, 5200 44 Avenue NE – a bright and spacious 1 bedroom plus den (which has a sprinkler and can be used as a bedroom for guests) condo located in the well-managed, adult-only (50+) Whitehorn Village complex. This open-concept unit features a generous floor plan with laminate flooring throughout (no carpet!), in-suite laundry, and a large private balcony to enjoy your morning coffee. The kitchen flows seamlessly into the dining and living area, perfect for entertaining. The primary bedroom is oversized with a walk-in closet, while the versatile den makes a great home office, hobby space, or guest area. A full 4-piece bathroom completes the layout. This unit also comes with a designated underground parking stall and a separate storage locker for your convenience. The building itself is thoughtfully maintained and offers wonderful amenities, including a party/activity room (on the same floor), an active social community, and plenty of visitor parking for guests. The location can't be beat – close to transit, shopping, parks, and easy access to the new Ring Road system, making it easy to get anywhere in the city. Whether you're looking to downsize or enjoy the benefits of a vibrant 50+ community, this condo has it all.

Built in 2008

Essential Information



MLS® #	A2261182
Price	\$199,950
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	680
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2205, 5200 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 7L4

Amenities

Amenities	Elevator(s), Parking, Party Room, Recreation Room, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground, Assigned
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony, Storage
Roof	Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed October 1st, 2025
Days on Market 10
Zoning DC (pre 1P2007)

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.