# \$188,500 - 2205, 5200 44 Avenue Ne, Calgary

MLS® #A2268410

## \$188,500

1 Bedroom, 1.00 Bathroom, 680 sqft Residential on 0.00 Acres

Whitehorn, Calgary, Alberta

\*\* OPEN HOUSE SAT NOV 8 2-4PM

\*\*Welcome to #2205, 5200 44 Avenue NE â€" 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 â€" 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® # A2268410 Price \$188,500

1

Bedrooms

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 Assigned, Underground

# 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 November 3rd, 2025

Days on Market 1

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office eXp Realty

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