

# \$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 Calgary's most respected seniors assisted living communities, this bright one-bedroom + den unit is more than just a property—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 don't just live—they thrive.

? Suites in this community rarely come available and there is often a waiting list—don't miss this chance.

?? Call today to book your private tour.

We'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	Laminate Counters, Vinyl Windows
Appliances	None
Heating	Baseboard, Natural Gas, Hot Water
Cooling	None

# of Stories 3

## Exterior

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

## Additional Information

Date Listed August 13th, 2025  
Days on Market 5  
Zoning DC (pre 1P2007)

## Listing Details

Listing Office Real Broker

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