

# \$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.

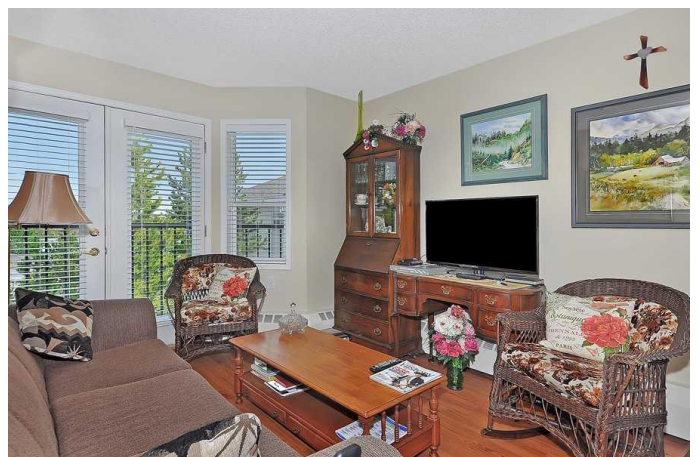
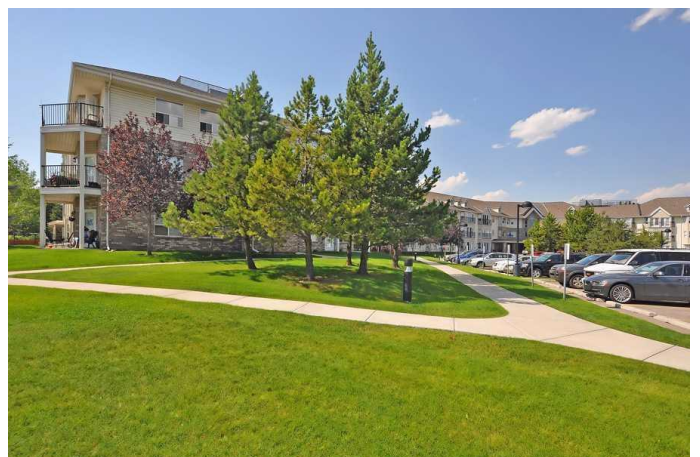
Every day, residents enjoy: Chef-prepared meals in a warm dining room, A cozy library with internet access, On-site beauty salon and bistro, Engaging daily activities, social events, outings & 24 hour nursing care staff always nearby.

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 | 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 | 32                |
| Zoning         | DC (pre 1P2007)   |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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