2103 5200 44 Avenue NE

Calgary | Active | MLS® A2336978

$209,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2006**	**908 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to easy, comfortable living in this beautifully maintained 2-bedroom, 2-bathroom, corner unit condo in a desirable 55+ community. Ideally located on the main floor, this bright and inviting home offers convenience, functionality, and plenty of space to relax and enjoy a low-maintenance lifestyle. The well-appointed kitchen features granite countertops and offers a practical layout with plenty of workspace. The open floorplan provides a comfortable setting for everyday living or entertaining, with direct access to one of the standout features of this space - the enclosed, private balcony. This balcony creates an additional space to enjoy your morning coffee, read, or simply relax while extending your outdoor living season. The spacious primary bedroom with walk in closet and 4 piece ensuite. An additional bedroom, and full bathroom offer flexibility for guests, an office, or hobbies. Underground heated parking adds valuable convenience and security, especially during the winter months.

With main-floor access - that faces an open area (not the parking lot), underground parking, a secure private balcony, and the benefits of a welcoming 55+ community, this is a wonderful opportunity for those looking for comfortable, carefree condo living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336978
Bedrooms	2
Bathrooms	2
Year Built	2006
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	908 sq. ft.

Condo Fee:	$649.00
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Water
Front Exposure:	Southwest
Unit Exposure:	Northwest
Floor Location:	Ground
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2006 (Age: 20)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0813851
Heating:	In Floor
New Constr.:	No
Construction Material:	Stone, Vinyl Siding
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Tile
Cooling:	None

Fireplaces:	0
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Whitehorn
Amenities:	Elevator(s), Parking, Party Room, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	N/a
Restrictions:	Age Restriction - 55+
Pets Allowed:	No
Main Floor	Living Room · 11'7" × 8'2" ·
Main Floor	Kitchen · 14'10" × 9'6" ·
Main Floor	Dining Room · 12'6" × 11'7" ·
Main Floor	Bedroom - Primary · 13'8" × 9'2" ·
Main Floor	Bedroom · 14'11" × 9'7" ·
Main Floor	Sunroom/Solarium · 9' × 8'2" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Granite Counters, Open Floorplan
Exterior Features:	None

Patio And Porch Features:	Balcony(s), Enclosed
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	DC (pre 1P2007)
Listed Date:	Aug 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2103-5200-44-avenue-ne-calgary-a2336978/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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