

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

MLS® #A2261182

**\$199,950**

1 Bedroom, 1.00 Bathroom, 680 sqft

Single Family on 0.00 Acres

Whitehorn, Calgary, Alberta

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 canâ€™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 youâ€™re looking to downsize or enjoy the benefits of a vibrant 50+ community, this condo has it all. (id:6289)

Built in 2008

## Essential Information



Listing #	A2261182
Price	\$199,950
Bedrooms	1
Bathrooms	1.00
Square Footage	680
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	2205, 5200 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
Province	Alberta
Postal Code	T1Y7L4

### Amenities

Amenities	Park, Playground, Schools, Shopping, Party Room, Recreation Centre
Features	Parking
Parking Spaces	1
Parking	Underground

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan
Heating	Forced air
Cooling	None
# of Stories	3

### Exterior

Exterior	Stone, Vinyl siding
Construction	Wood frame

### Listing Details

Listing Office	eXp Realty
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Listing information last updated on October 14th, 2025 at 5:46pm PDT