

\$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
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.

Built in 2008

Essential Information



MLS® #	A2268410
Price	\$188,500
Bedrooms	1
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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