

\$448,000 - 5240 47 Avenue, Calmar

MLS® #E4438752

\$448,000

2 Bedroom, 3.00 Bathroom, 1,115 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Welcome Home! An amazingly maintained Bi-Level home in the quiet town of Calmar! Modern Comfort & Convenience! Offering a perfect blend of style & functionality, this property is ideal for families & entertainers alike. Inside is 3 spacious bedrooms plus a versatile flex room, perfect for a home office, gym, or guest space. The home features 2 full bathrooms & a private ensuite, providing ample space for the whole family. Enjoy cooking in the modern kitchen complete with stainless steel appliances and an open-concept layout. The cozy gas fireplace in the basement adds warmth & ambiance. Wired inside & outside for sound built-in stereo throughout the home enhances your entertainment experience. The garage is heated, insulated, and drywalled & even includes a hot/cold water tap & floor drain. Out back is a low-maintenance, zero-scaped backyard with a spacious deck & a gas bar-b-que connection. Perfect for summer gatherings. For added peace of mind, the home is outfitted with a Telus security system as well.

Built in 2011

Essential Information

MLS® # E4438752

Price \$448,000



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,115 |
| Acres | 0.00 |
| Year Built | 2011 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 5240 47 Avenue |
| Area | Calmar |
| Subdivision | Calmar |
| City | Calmar |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0C 0V0 |

Amenities

| | |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, See Remarks, 9 ft. Basement Ceiling |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|---|
| Exterior Features | Corner Lot, Fenced, Flat Site, Low Maintenance Landscape, No Back Lane, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 27th, 2025 |
| Days on Market | 10 |
| Zoning | Zone 92 |

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Listing information last updated on June 6th, 2025 at 7:17pm MDT