

## **\$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
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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	6
Zoning	Zone 92

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Listing information last updated on June 2nd, 2025 at 5:17pm MDT