

\$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 5:02pm MDT