

\$375,000 - 35, 4940 39 Avenue Sw, Calgary

MLS® #A2087948

\$375,000

3 Bedroom, 2.00 Bathroom, 1,240 sqft

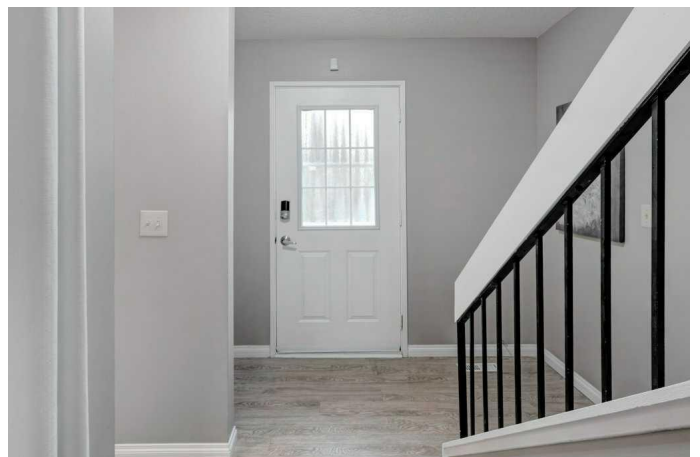
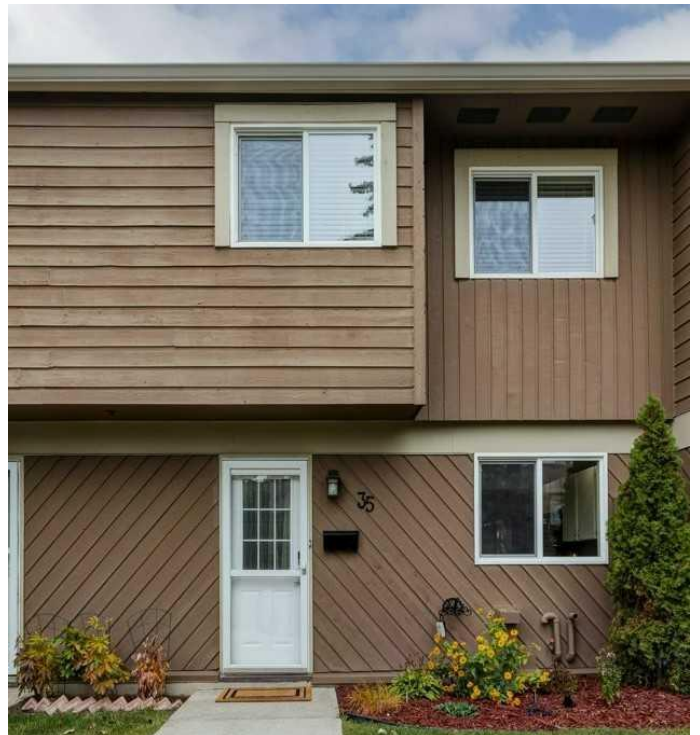
Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Welcome to your new home in the picturesque inner-city community of Glenbrook! This immaculate, move-in ready townhouse offers the ideal blend of comfort, accessibility, convenience, and breathtaking natural views.

Whether you are a young family starting out, Generation X ready to downsize or a first-time home buyer this 3-bedroom 2-bathroom gem is a perfect fit to meet your needs. Situated in a prime location, this townhouse boasts a west-facing backyard, granting you stunning views of the majestic mountain peaks on clear days. You'll love the tranquility of backing onto the lush green space and park, where the kids can play to their hearts' content. Make use of our community center which is available to host family parties and other events for a small rental fee.

As you approach, you'll be immediately charmed by the great curb appeal, complete with steps leading up to the inviting front entrance with a beautiful flower garden. The exterior is not only well-maintained but also features newer double-paned windows, giving you peace of mind and energy efficiency. Step inside to discover a bright and inviting interior. To the right, you'll find the spacious kitchen adorned with white cabinets and stainless-steel appliances, offering a sleek and modern touch. The kitchen effortlessly flows into the generous dining room, which, in turn, opens to the cozy family room. This layout



provides ample space for a growing family and creates a welcoming atmosphere. Natural light floods in through an 8ft sliding glass door that opens onto your west-facing backyard patio, making it the perfect spot to enjoy your morning coffee while keeping an eye on the kids at the park. Moving to the upper level, you'll find a spacious primary suite providing a private retreat for relaxation. Additionally, there are two extra well-sized bedrooms and a convenient 4-piece main bathroom to complete this level. The basement offers bonus space that can be transformed into virtually anything: entertainment room, gym, home office or playroom. The utility room has plenty of storage space and houses the washer and dryer. Why not use this space for a 3rd bathroom? This home has been lovingly cared for by a single owner for 20 years. Recent upgrades include a new inducer motor for the furnace, a new water heater, a new fridge, and fresh paint throughout. Rest assured that this home is ready to provide years of worry-free living.

The location is simply unbeatable: 20 minute commute to downtown, Transit hub, access to Stoney Trail (Calgary Ring Road), Childcare, Doctors, Dentists, Restaurants, Pubs, Movie Theatre, Mount Royal University, Library, Elementary and Junior High Schools. There are 5 shopping centers within 5 minutes. Stores like Co-op, Canadian Tire, Home Sense, London Drugs, Circle K, Lowes, Winners, Superstore, Costco and McDonald's, A&W, KFC, Sushi. Don't miss your chance to experience the best of Glenbrook living in this beautiful townhouse.

Built in 1976

Essential Information

MLS® #

A2087948

Price	\$375,000
Sold Price	\$387,135
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,240
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	35, 4940 39 Avenue Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6M7

Amenities

Amenities	Park, Parking, Party Room, Playground
Parking Spaces	2
Parking	Assigned, Off Street, On Street, Parking Lot, Paved, Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, No

	Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2023
Date Sold	November 5th, 2023
Days on Market	18
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	GREATER PROPERTY GROUP
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