

\$310,000 - 45, 4940 39 Avenue Sw, Calgary

MLS® #A2117340

\$310,000

2 Bedroom, 1.00 Bathroom, 876 sqft

Residential on 0.00 Acres

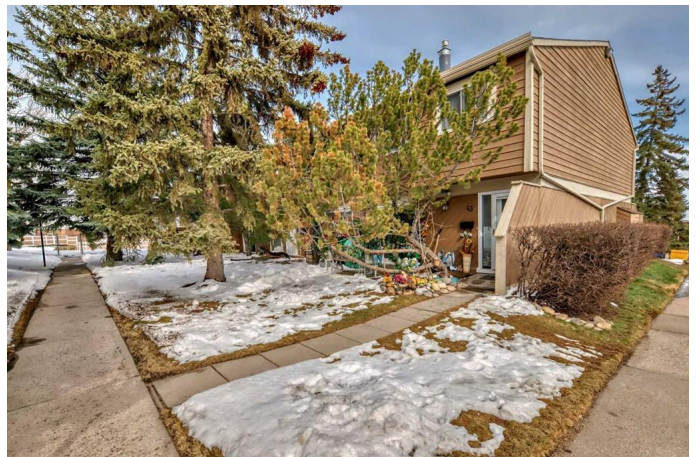
Glenbrook, Calgary, Alberta

Welcome to this beautiful 2 bedroom townhouse located in the desirable community of Glenbrook. Ideal location in a quiet and well managed complex. Once you step into this home, you will be greeted by a bright and cozy living room with gas fireplace. Functional kitchen with lots of cabinet storage. Upper level feature two good sized bedroom with 4pc bathroom. In basement you will find a large recreation room for entertainment and additional space for your family to relax. One assigned parking stall #C25. Walking distance to Richmond Square, playground and nearby bus stops. Short drive to Signal Hill Centre and West Hills Town Centre. Easy access to Sarcee Trail and Stoney Trail. Perfect home for first time home buyer or investor looking for additional rental income.

Built in 1976

Essential Information

MLS® #	A2117340
Price	\$310,000
Sold Price	\$330,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	876
Acres	0.00
Year Built	1976



Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	45, 4940 39 Avenue Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6M7

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 31st, 2024
Date Sold	April 12th, 2024

Days on Market	12
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office Realty Link Management.Services Ltd.

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