

\$475,000 - 19, 4940 39 Avenue Sw, Calgary

MLS® #A2159499

\$475,000

3 Bedroom, 2.00 Bathroom, 1,252 sqft
Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

WELCOME to this IMMACULATE freshly and fully RENOVATED town home backing onto GREENSPACE in the amazing SW community of GLENBROOK ! WALKING distance to shopping, cafes, groceries and parks, and just minutes to Stoney Trail & Glenmore Trail for easy access downtown, and the mountains ! This home has 1700 Sqft of developed space, 3 bedrooms, 1.5 bathrooms with nobody behind ! When you enter this home you are greeted with black & gold accents throughout, and a large foyer including 2 closets before you enter the fresh and spacious kitchen, with a large east window over the sink, giving ample amounts of natural light reflecting on the porcelain floors, caesar stone counter tops and soft white cupboards, (all soft close) completed with brand new stainless steel appliances ! Off of the kitchen is the good sized dining area with a perfect flow into the family room giving the perfect space for family dinners ! The family room has a built in wood fire place, perfect for those chilly nights, and access directly to the back deck, where you and your family can enjoy the large green space directly behind while cooking on the BBQ. Upstairs you will find a perfect sized primary bedroom at the front of the home with large east facing windows capturing that morning sun, 2 more good sized bedrooms, and a 4 piece bathroom. The fully developed basement has soft carpet to keep your feet warm in the cool winter months, developed with a family room, big enough to include an at



home office or gym, and the laundry room with lots of storage ! The assigned parking stall is just steps out the front door with a plug-in for winter, with a ton of street parking just steps away to the south side ! This home has a brand new hot water tank (Jan 2024), New appliances (2023) and the complex has newer gutters, and roof. DON'T MISS OUT, BOOK YOUR SHOWING TODAY!

Built in 1976

Essential Information

MLS® #	A2159499
Price	\$475,000
Sold Price	\$463,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,252
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	19, 4940 39 Avenue Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6M7

Amenities

Amenities	Other
Parking Spaces	1

Parking	Assigned, Stall
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Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Tile, Wood Burning
# of Stories	2
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	October 2nd, 2024
Days on Market	41
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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