

Courtesy Of Marc Chalifoux and Sherri L Herman Of One Percent Realty

\$489,900 - 5106 49 Avenue, Calmar

MLS® #E4425898

\$489,900

4 Bedroom, 2.50 Bathroom, 1,180 sqft
Single Family on 0.00 Acres

Calmar, Calmar, AB

Charming Custom-Built Bi-Level Home in Calmar with 2360sqft of finished space on two levels, that is also pet-free, smoke-free is situated on a large corner lot in a welcoming community. Built in 1996, it offers a perfect blend of comfort and functionality, ideal for both family living or a home-based business. This home features vaulted ceilings that create an open, airy feel. Two-sided fireplace adds warmth and charm. Hardwood flooring throughout the main floor that add style. Upgraded kitchen with new countertops and appliances. Primary suite with luxurious jacuzzi tub. . Separate entrance for a potential secondary suite or private office. Fully finished basement offers additional living & office/bedroom. Oversized 24x24 insulated and heated double-attached garage. Room for up to six vehicles or RV parking. Private, treed yard with a multi-level deck for outdoor enjoyment. If you enjoy gardening there is plenty of opportunity. This home offers small-town charm with easy access to amenities.

Built in 1996

Essential Information

MLS® #	E4425898
Price	\$489,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,180
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	5106 49 Avenue
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

Amenities

Amenities	Off Street Parking, Deck, No Animal Home, No Smoking Home, R.V. Storage
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 14th, 2025
Days on Market	39
Zoning	Zone 92

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