

\$359,900 - 80, 4940 39 Avenue Sw, Calgary

MLS® #A2237318

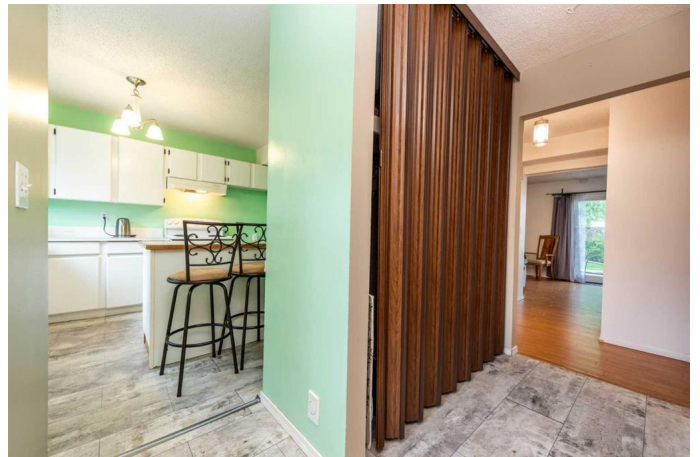
\$359,900

3 Bedroom, 2.00 Bathroom, 1,375 sqft
Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

3 BEDS | 1.5 BATHS | FINISHED BASEMENT
| 1700+ SQFT of living space | **READY TO MOVE IN** | Condo fee **INCLUDES WATER and SEWAGE!** Located just steps from **SHOPPING, CAFES, GROCERY STORES, and PARKS**, only **MINUTES** to Stoney Trail and Glenmore Trail for quick access downtown or out to the mountains, this location is unbeatable! This is one of the largest units in the complex, offering over 1,700 sq ft of developed living space. The well-managed complex is ideal for anyone looking for convenience and comfort. The main floor features updated flooring, a bright and functional kitchen with ample cupboard space, and room for a dining table. The spacious living room includes a wood-burning corner fireplace and sliding doors that open to your **PRIVATE** backyard patio, perfect for relaxing or entertaining. Upstairs, there are 3 generously sized bedrooms, including a **LARGE** primary bedroom with generous windows that bring in plenty of natural light. A full, spacious bathroom completes the upper level. The developed basement includes a large rec room with a built-in **BAR**, a dedicated laundry area, and **LOTS** of storage space. Outside, the private backyard patio offers ample room for a BBQ and outdoor seating. This unit also comes with an assigned parking stall.

Built in 1976



Essential Information

| | |
|----------------|---------------|
| MLS® # | A2237318 |
| Price | \$359,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,375 |
| Acres | 0.00 |
| Year Built | 1976 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 80, 4940 39 Avenue Sw |
| Subdivision | Glenbrook |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 6M7 |

Amenities

| | |
|----------------|-----------------|
| Amenities | Snow Removal |
| Parking Spaces | 1 |
| Parking | Assigned, Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Bar |
| Appliances | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-------------------|
| Exterior Features | Courtyard, Other |
| Lot Description | Front Yard, Other |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 5th, 2025 |
| Days on Market | 1 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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