

\$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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