

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	24
Zoning	Zone 92

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