

**4940 39 Avenue #19, Calgary T3E 6M7**

MLS® #: **A2159499** Area: **Glenbrook** Listing Date: **08/22/24** List Price: **\$475,000**  
 Status: **Active** County: **Calgary** Change: **-\$15k, 26-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1976**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,251**  
 Low Sqft:  
 Ttl Sqft: **1,251**

DOM  
**27**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Backs on to Park/Green Space,Front Yard,No Neighbours Behind**  
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame,Wood Siding**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Other**  
 Sewer: Ext Feat: **Other** Water Source: **Poured Concrete**  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**  
 Int Feat: **Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	15`11" x 13`0"	Bedroom	Second	15`3" x 9`1"
Bedroom	Second	13`2" x 9`9"	4pc Bathroom	Second	
2pc Bathroom	Main		Kitchen	Main	12`5" x 10`2"
Dining Room	Main	10`4" x 8`0"	Family Room	Main	19`3" x 10`4"
Game Room	Basement	19`8" x 18`11"	Laundry	Basement	12`3" x 11`3"

Legal/Tax/Financial

Condo Fee: **\$487** Title: **Fee Simple** Zoning: **M-C1**  
 Fee Freq:

Monthly

Legal Desc: 7711131

Remarks

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Pub Rmks: **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!**

Inclusions: N/A  
Property Listed By: eXp Realty

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**