

## **\$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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Listing information last updated on April 7th, 2025 at 12:47am MDT