# \$295,000 - 71, 4940 39 Avenue Sw, Calgary

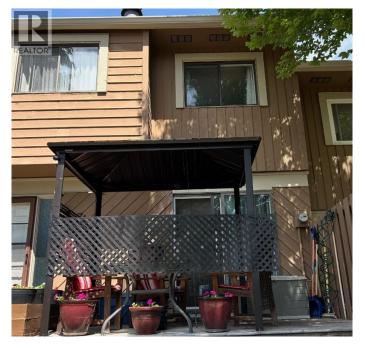
MLS® #A2243125

## \$295,000

2 Bedroom, 1.00 Bathroom, 874 sqft Single Family on 0.00 Acres

Glenbrook, Calgary, Alberta

â€i||| W.E.L.C.O.M.E |||... to #71 4940 #9 Ave SW - The highly sought after townhouse complex.. Richmond Meadows! This unit is perfect for an investor or someone to make it their own piece of paradise. It is located in one of the most desired locations in Glenbrook SW! Walking distance to various grocery stores, restaurants/local pubs, designer shopping stores, hardware stores, a cineplex and gas stations + public trasit and schools. Location can't be beat! The grounds are so well taken care of, a park like setting, this complex is also well managed. Very rarely do units come on the market in here. The open floor design is spacious. The living room features a fire place and mantle, rich hardwood and a sliding door that leads you to the private deck. Galley style kitchen (new fridge) and a dining area. Upstairs there are 2 generous sized bedrooms with double closet, a nook area that can be used as office area and a 4pc bathroom complete the 2nd level. The basement is developed with a lounge area that can be used for mutiple purposes and features literally a wall of storage (see photos). Furnace was replaced in 2016, hot water heater no less than 2 years! This basement does not lack storage! Assigned parking is #17 and is located steps from this unit. Come and see for your self today! Call your realtor! TODAY! Please note\*\*\* The price is including all Furniture, Tools and Household items. The only items will be removed which are not wanted by the future owner. (id:6289)







### **Essential Information**

Listing # A2243125 Price \$295,000

Bedrooms 2
Bathrooms 1.00
Square Footage 874
Acres 0.00
Year Built 1976

Type Single Family

Sub-Type Condominium/Strata

# **Community Information**

Address 71, 4940 39 Avenue Sw

Subdivision Glenbrook
City Calgary
Province Alberta
Postal Code t3e6m7

#### **Amenities**

Amenities Park, Playground, Schools, Shopping, Clubhouse

Features See remarks, No Animal Home

Parking Spaces 1

Parking Other

### Interior

Appliances Washer, Cooktop - Electric, Dishwasher, Stove, Dryer, Garburator, Hood

Fan, Window Coverings

Heating Natural gas Forced air

Cooling None
Fireplace Yes
# of Fireplaces 1
# of Stories 2
Has Basement Yes

#### **Exterior**

Construction Wood frame

Foundation Poured Concrete

# **Listing Details**

Listing Office CIR Realty





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