## \$349,000 - 5017 46 Avenue, Calmar

MLS® #E4431506

## \$349,000

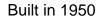
5 Bedroom, 1.00 Bathroom, 1,952 sqft Single Family on 0.00 Acres

Calmar, Calmar, AB

Charming 1.5 Storey Home in Calmar – Perfect for Families! Welcome to this updated 1.5 storey home, nestled in the heart of Calmar. Originally built in 1950, this spacious 5-bedroom property combines timeless character with thoughtful modern updates—making it the perfect space for growing families. Step inside to discover a warm and inviting layout, complete with a cozy wood-burning fireplace and newer appliances throughout. The home has been recently renovated, including a new roof (2025) and furnace (2022). Enjoy your mornings and evenings in the large south-facing yard!







## **Essential Information**

MLS® #	E1121E06
MLS® #	E4431506
Price	\$349,000
Bedrooms	5
Bathrooms	1.00
Full Baths	1
Square Footage	1,952
Acres	0.00
Year Built	1950
Туре	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey



Status	Active
Community Information	
Address	5017 46 Avenue
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	TOC 0V0
Amenities	
Amenities	On Street Parking, Hot Water Natural Gas
Parking	Front Drive Access
Interior	
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished
Exterior	
Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Playground Nearby, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Block, Concrete Perimeter
School Information	
Elementary	Calmar Elementary School
High	Calmar Secondary School
Additional Information	
Date Listed	April 17th, 2025

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Days on Market 4

## Zoning Zone 92

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Listing information last updated on April 21st, 2025 at 8:02am MDT