

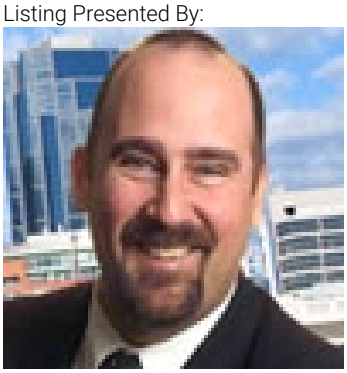
4940 39 Avenue Calgary Alberta

$325,000

Welcome to this three-bedroom townhouse with a functional layout, finished basement, and private outdoor space. The main floor opens into a bright living area with hardwood flooring, a fireplace, and large windows overlooking the patio and garden. The open layout connects the living room with the dining area, creating a practical space for everyday living and entertaining. The kitchen features wood cabinetry and good natural light, with a convenient two-piece bathroom completing the main level.Upstairs, the primary bedroom offers generous space, large windows, and a large closet. Two additional bedrooms provide flexibility for family, guests, a home office, or other needs. The four-piece bathroom has been updated with heated floors and a large corner jetted tub, adding a comfortable feature to the upper level. The fully finished basement provides additional living space with a large family room and full laundry area. The family room offers room for a TV area, recreation space, home office, or play area, depending on your needs. With approximately 1,700 square feet of developed living space, the home provides space across three finished levels. Outside, the patio and garden offer a private area to enjoy the surrounding greenery. An assigned parking stall is conveniently located near the front entrance.Set in Glenbrook, the home is close to restaurants, shopping, schools, parks, transit, and other everyday amenities. Stoney Trail provides convenient access to routes around the city, while downtown is also within easy reach. Glenbrook is an established west Calgary community with a mix of residential streets, green spaces, local amenities, and convenient connections to surrounding neighbourhoods. This home combines three bedrooms, two bathrooms, a finished basement, outdoor space, and assigned parking in a location that keeps daily necessities and major routes close b...

Primary Bedroom 15.83 Ft x 11.00 Ft
Bedroom 10.25 Ft x 9.08 Ft
Bedroom 13.08 Ft x 9.75 Ft
4pc Bathroom 9.92 Ft x 9.00 Ft
Recreational, Games room 19.67 Ft x 19.00 Ft
Laundry room 12.33 Ft x 11.17 Ft
Living room 19.17 Ft x 10.33 Ft
Kitchen 12.42 Ft x 10.17 Ft
Dining room 10.17 Ft x 7.50 Ft
Foyer 6.50 Ft x 3.67 Ft
2pc Bathroom 4.58 Ft x 4.00 Ft

Listing Presented By:



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