# \$320,000 - 71, 4940 39 Avenue Sw, Calgary

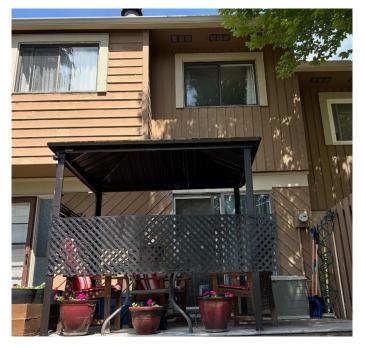
MLS® #A2243125

### \$320,000

2 Bedroom, 1.00 Bathroom, 874 sqft Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

â€|||| 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 litieraly 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!







Built in 1976

#### **Essential Information**

MLS® # A2243125 Price \$320,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 874
Acres 0.00
Year Built 1976

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 71, 4940 39 Avenue Sw

Subdivision Glenbrook
City Calgary
County Calgary
Province Alberta
Postal Code t3e6m7

#### **Amenities**

Amenities Playground, Clubhouse

Parking Spaces 1

Parking Off Street, Stall

#### Interior

Interior Features No Animal Home

Appliances Dishwasher, Dryer, Electric Cooktop, Electric Stove, Garburator, Range

Hood, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Entrance

Lot Description Backs on to Park/Green Space, Low Maintenance Landscape, See

Remarks

Roof Asphalt

Construction Wood Frame, Cedar

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 26th, 2025

Days on Market 1

Zoning M-C!

## **Listing Details**

Listing Office CIR Realty

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