

# \$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 transit 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 multiple 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!

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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