$359,900 - 80, 4940 39 Avenue Sw, Calgary

MLS® #A2237318

$359,900
3 Bedroom, 2.00 Bathroom, 1,375 sqft
Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

3 BEDS | 1.5 BATHS | FINISHED BASEMENT | 1700+ SQFT of living space | READY TO MOVE IN | Condo fee INCLUDES WATER and SEWAGE! Located just steps from SHOPPING, CAFES, GROCERY STORES, and PARKS, only MINUTES to Stoney Trail and Glenmore Trail for quick access downtown or out to the mountains, this location is unbeatable! This is one of the largest units in the complex, offering over 1,700 sq ft of developed living space. The well-managed complex is ideal for anyone looking for convenience and comfort. The main floor features updated flooring, a bright and functional kitchen with ample cupboard space, and room for a dining table. The spacious living room includes a wood-burning corner fireplace and sliding doors that open to your PRIVATE backyard patio, perfect for relaxing or entertaining. Upstairs, there are 3 generously sized bedrooms, including a LARGE primary bedroom with generous windows that bring in plenty of natural light. A full, spacious bathroom completes the upper level. The developed basement includes a large rec room with a built-in BAR, a dedicated laundry area, and LOTS of storage space. Outside, the private backyard patio offers ample room for a BBQ and outdoor seating. This unit also comes with an assigned parking stall.

Built in 1976

Essential Information

MLS® #	A2237318
Price	$359,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,375
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	80, 4940 39 Avenue Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6M7

Amenities

Amenities	Snow Removal
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Bar
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Other
Lot Description	Front Yard, Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2025
Days on Market	1
Zoning	M-C1

Listing Details

Listing Office	Diamond Realty & Associates LTD.

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