\$305,000 - 71, 4940 39 Avenue Sw, Calgary

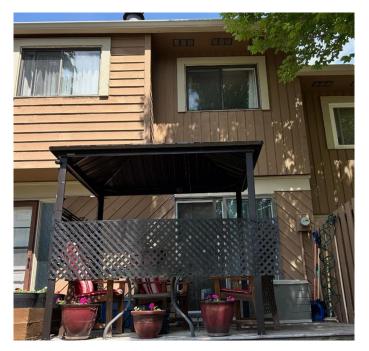
MLS® #A2243125

\$305,000

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 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! Please note*** The price is including all Furniture, Tools and Household items. The only items will be removed which are not wanted by the future owner.







Essential Information

MLS® # A2243125 Price \$305,000

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, See Remarks, Low Maintenance

Landscape

Roof Asphalt

Construction Wood Frame, Cedar

Foundation Poured Concrete

Additional Information

Date Listed July 26th, 2025

Days on Market 47

Zoning M-C!

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.