

\$335,000 - 80, 4940 39 Avenue Sw, Calgary

MLS® #A2237318

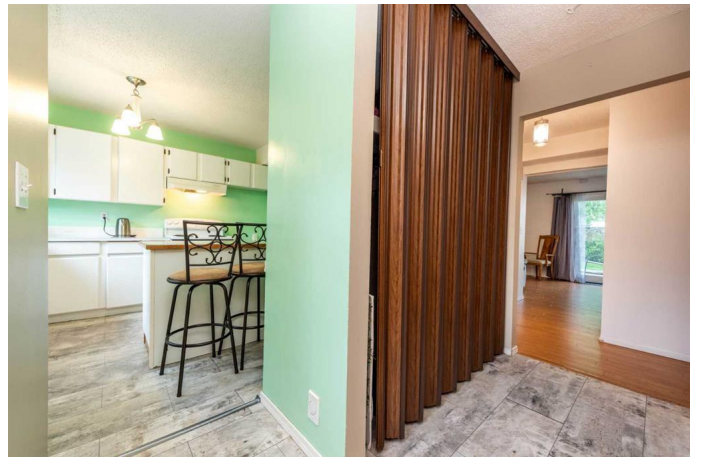
\$335,000

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	\$335,000
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	16
Zoning	M-C1

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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