

Courtesy Of Mike Marsh Of Grassroots Realty Group

## \$299,000 - 4719 49 Avenue, Calmar

MLS® #E4449605

**\$299,000**

4 Bedroom, 2.50 Bathroom, 1,132 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Welcome to small-town charm in the heart of Calmar! This affordable 4-bedroom, 3-bathroom home offers 1,600 sq ft of beautifully finished living space across three levels—perfect for families, first-time buyers, or anyone looking to escape the city hustle. Step inside to a clean slate of fresh paint and neutral finishes that create a warm, inviting atmosphere. Enjoy brand new carpet throughout all of the bedrooms, updated light fixtures and switches, updated plumbing, as well as a brand new Hot Water Tank —adding peace of mind and comfort year-round. The large backyard is ideal for summer barbecues, gardening, or simply relaxing with the kids or pets. Lastly, if you love fresh baking and convenience, you'll appreciate being just a short stroll to the beloved Calmar Bakery and only a 20-minute drive to the Edmonton International Airport. If you're looking for space, updates, and a quiet community vibe—this Calmar gem is the one.

Built in 1993

### Essential Information

MLS® # E4449605

Price \$299,000

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,132         |
| Acres          | 0.00          |
| Year Built     | 1993          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4719 49 Avenue |
| Area        | Calmar         |
| Subdivision | Calmar         |
| City        | Calmar         |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0C 0V0        |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Deck, Vinyl Windows                  |
| Parking Spaces | 2                                    |
| Parking        | 2 Outdoor Stalls, Front Drive Access |

### Interior

|              |                                                                                                       |
|--------------|-------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Hood Fan, Stove-Electric, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                             |
| Stories      | 3                                                                                                     |
| Has Basement | Yes                                                                                                   |
| Basement     | Full, Finished                                                                                        |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior          | Wood, Vinyl                                           |
| Exterior Features | Fenced, Flat Site, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                      |
| Construction      | Wood, Vinyl                                           |
| Foundation        | Concrete Perimeter                                    |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Calmar Elementary School |
| High       | Calmar Secondary School  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 83              |
| Zoning         | Zone 92         |

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