



\$ 249,900.00

## 65 4940 39 AVENUE SW CALGARY

<https://paulbrinton.com>

You will love this amazing townhouse in this perfect location! Nestled in a quiet area surrounded by lush greenery you will love this property's private natural setting and convenience of being located close to everything! Easy access to Stoney Trail and downtown and a short walk to restaurants, shopping, and...

- 3 beds
- 2 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1159954

**Type:** Row/Townhouse

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Year built:** 1976

**Parking:** Assigned, Stall

**Post Updated:** 2021-11-13 17:39:13

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 11/06/21

**Two Piece Bath:** 1

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Flooring:** Carpet,Hardwood

**Fireplace Features:** Living Room,Masonry,Wood Burning

**Community Features:** Schools Nearby,Shopping Nearby

**Fencing:** None

**Cooling:** None

**Interior Features:** Granite Counters

**Roof Type:** Asphalt Shingle

**Fireplace:** 2

**Association Amenities:** Parking

**Utilities:** None

**Exterior Features:** Garden

**District:** CAL Zone W

**Inclusions:** None

**Lot Features:** Garden

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Two



**Laundry features:** Lower Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Unit Number:** 65

**Suite:** No

**Frontage Metres:** 5.87M 19`3"

**Living Area SF:** 1258.00

**Structure Type:** Five Plus

**Zoning:** M-C1

**List Price Square Foot:** \$ 198.65

**Photo Count:** 29

**Unit Exposure:** W

**Construction Materials:** Other

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Electric Stove,Garburator,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Glenbrook

**Restrictions:** Pet Restrictions or Board approval Required

