

## \$449,000 - 5236 47 Ave, Calmar

MLS® #E4453967

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,852 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Beautiful 1852 sq/ft home with a Double Attached Garage, Air Conditioning, and more, Built by London Homes. Enter to the Main Floor of the home that hosts the Living room that is open to Kitchen with Modern Cabinets, Quartz Countertops, and a Walk-Through Pantry. The Living and Dining room have large windows allowing in lots of natural light with patio access to the Back Deck leading to the Fenced and Landscaped Backyard. Also on the Main Floor is a 2 piece Bathroom and the Laundry/Mudroom with entry to the Double Attached Garage. The upper level greets you with a Large Bonus Room. The Primary Bedroom is located on the upper level with its own 4 piece Ensuite Bathroom and Walk-in Closet. The Primary Bedroom is accompanied by Two More Bedrooms and another 4 piece Bathroom to conclude the upper floor plan. The full Basement has tall ceilings and is ready to take in any direction you choose. This Beautiful home with lots of upgrades welcomes its new owners to Calmar.

Built in 2018

### Essential Information

MLS® # E4453967

Price \$449,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,852                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 5236 47 Ave |
| Area        | Calmar      |
| Subdivision | Calmar      |
| City        | Calmar      |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T0C 0V0     |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Deck, See Remarks |
| Parking   | Double Garage Attached, Insulated, Parking Pad Cement/Paved, See Remarks  |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Stories           | 2                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                                |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                |
| Exterior Features | Airport Nearby, Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 92           |

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Listing information last updated on August 30th, 2025 at 10:47am MDT