

Courtesy Of Darcy Powlik Of RE/MAX Real Estate

## \$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	12
Zoning	Zone 92

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Listing information last updated on September 2nd, 2025 at 1:47am MDT