

# \$327,000 - 80, 4940 39 Avenue Sw, Calgary

MLS® #A2237318

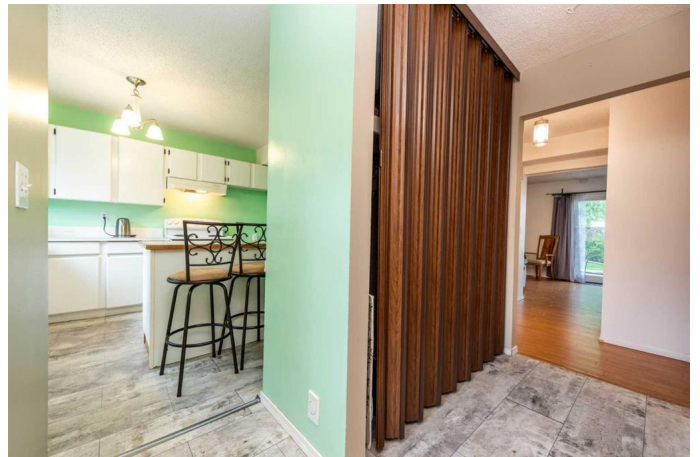
## \$327,000

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	\$327,000
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	Stall, Assigned

## 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	22
Zoning	M-C1

**Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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