

\$349,000 - 5017 46 Avenue, Calmar

MLS® #E4431506

\$349,000

5 Bedroom, 1.00 Bathroom, 1,952 sqft
Single Family on 0.00 Acres

Calmar, Calmar, AB

Charming 1.5 Storey Home in Calmar – Perfect for Families! Welcome to this updated 1.5 storey home, nestled in the heart of Calmar. Originally built in 1950, this spacious 5-bedroom property combines timeless character with thoughtful modern updates—making it the perfect space for growing families. Step inside to discover a warm and inviting layout, complete with a cozy wood-burning fireplace and newer appliances throughout. The home has been recently renovated, including a new roof (2025) and furnace (2022). Enjoy your mornings and evenings in the large south-facing yard!

Built in 1950

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4431506 |
| Price | \$349,000 |
| Bedrooms | 5 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,952 |
| Acres | 0.00 |
| Year Built | 1950 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |



| | |
|--------|--------|
| Status | Active |
|--------|--------|

Community Information

| | |
|-------------|----------------|
| Address | 5017 46 Avenue |
| Area | Calmar |
| Subdivision | Calmar |
| City | Calmar |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0C 0V0 |

Amenities

| | |
|-----------|--|
| Amenities | On Street Parking, Hot Water Natural Gas |
| Parking | Front Drive Access |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Stone Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

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

School Information

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 12 |

Zoning

Zone 92

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Listing information last updated on April 29th, 2025 at 12:47pm MDT