

Courtesy Of Mike Marsh Of Grassroots Realty Group

\$325,000 - 4719 49 Avenue, Calmar

MLS® #E4449605

\$325,000

4 Bedroom, 2.50 Bathroom, 1,132 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Welcome to small-town charm in the heart of Calmar! This affordable 4-bedroom, 3-bathroom home offers 1,600 sq ft of beautifully finished living space across three levels—perfect for families, first-time buyers, or anyone looking to escape the city hustle. Step inside to a clean slate of fresh paint and neutral finishes that create a warm, inviting atmosphere. Enjoy brand new carpet throughout all of the bedrooms, updated light fixtures and switches, updated plumbing, as well as a brand new furnace installed July 2025—adding peace of mind and comfort year-round. The large backyard is ideal for summer barbecues, gardening, or simply relaxing with the kids or pets. Lastly, if you love fresh baking and convenience, you'll appreciate being just a short stroll to the beloved Calmar Bakery and only a 20-minute drive to the Edmonton International Airport. If you're looking for space, updates, and a quiet community vibe—this Calmar gem is the one.

Built in 1993

Essential Information

MLS® # E4449605

Price \$325,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,132
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	4719 49 Avenue
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

Amenities

Amenities	Deck, Vinyl Windows
Parking Spaces	2
Parking	2 Outdoor Stalls, Front Drive Access

Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Hood Fan, Storage Shed, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Calmar Elementary School
High	Calmar Secondary School

Additional Information

Date Listed	July 25th, 2025
Days on Market	2
Zoning	Zone 92

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