

## \$299,900 - 5025 49 Street, Calmar

MLS® #E4454522

**\$299,900**

3 Bedroom, 1.00 Bathroom, 1,003 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Looking for a wonderful 3 bedroom home??? LOOK NO MORE this cute and cozy 1 1/2 story house has a nice size living room, kitchen, bathroom and bedroom on the main floor. The upstairs boast two more bedrooms that are also spacious and very cozy. The huge back yard is great for entertaining and is very well maintained with a single detached garage and lots of room for RV parking. Just steps away from Calmar Secondary School, this home includes several upgrades including a new electric hot water heater, newer high efficiency furnace, fence and a large deck. Great for a young family or those looking for their first home!

Built in 1962

### Essential Information

MLS® #	E4454522
Price	\$299,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,003
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family



Style	1 and Half Storey
Status	Active

### Community Information

Address	5025 49 Street
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### Amenities

Amenities	Deck, Detectors Smoke, Hot Water Electric, No Smoking Home, Vinyl Windows
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 23rd, 2025
Days on Market	2
Zoning	Zone 92

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