

\$529,999 - 5260 47 Avenue, Calmar

MLS® #E4448799

\$529,999

4 Bedroom, 3.00 Bathroom, 2,294 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Welcome to this stunning two storey home, perfectly designed for the growing family. Step inside to an open concept layout featuring a spacious kitchen with quartz countertops, a large island, and plenty of cabinetry. A main floor room near a full three piece bathroom offers flexibility for guests, a home office, or playroom. Enjoy two separate living areas: a cozy sitting room and a large rec room, giving everyone space to relax. Upstairs features generously sized bedrooms including a spacious primary retreat. The oversized fully finished two car garage is ideal for hobbyists, storage, or spending time on projects. Located in a family friendly neighbourhood close to parks, schools, and local amenities, this home blends function and style. With thoughtful details throughout and space for everyone, it is move in ready and waiting for you. Do not miss your chance. This one will not last!

Built in 2025

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4448799 |
| Price | \$529,999 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,294 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 5260 47 Avenue |
| Area | Calmar |
| Subdivision | Calmar |
| City | Calmar |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0C 0V0 |

Amenities

| | |
|----------------|---|
| Amenities | On Street Parking, Ceiling 9 ft., Deck, Hot Water Natural Gas |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Appliances Negotiable |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Not Fenced, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 19th, 2025 |
| Days on Market | 10 |

Zoning

Zone 92

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