

## \$274,900 - 5025 49 Street, Calmar

MLS® #E4454522

**\$274,900**

3 Bedroom, 1.00 Bathroom, 1,003 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

!!!!!!REDUCED AND MOTIVATED!!!!!!

!!!!!!CUTE AND COZY HOME, IN GREAT TOWN, IN GREAT NEIGHBOURHOOD!!!!!!

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 and there is a main floor laundry room. The upstairs boast two more bedrooms that are 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          | \$274,900 |
| 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 | 74                |
| Zoning         | Zone 92           |

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