

# \$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 2

## Zoning

## Zone 92

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Listing information last updated on April 19th, 2025 at 10:02am MDT