

# \$308,900 - 5017 46 Avenue, Calmar

MLS® #E4436504

**\$308,900**

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 with a substantial addition completed in 1980. 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 warm and 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® #	E4436504
Price	\$308,900
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 High School

### Additional Information

Date Listed	May 15th, 2025
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Days on Market 18

Zoning Zone 92

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Listing information last updated on June 2nd, 2025 at 7:32pm MDT