



**41, 4940 39 Avenue SW
Calgary, Alberta**

MLS # A2292058



\$380,000

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,364 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape, Many Trees, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 473
Basement:	Full	LLD:	-
Exterior:	Cedar	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2 ceiling fans

Open house Saturday March 14, 1-3pm. Welcome home! To this charming townhouse located in the community of Glenbrook, with over 1700 sqft of developed living space. Known for its tree-lined streets and welcoming atmosphere, Glenbrook offers the perfect blend of established neighbourhood charm and everyday convenience. This well-maintained home features three spacious bedrooms and one and a half bathrooms, offering a functional layout that is perfect for families, first-time buyers, or investors. The bright and inviting main floor includes a comfortable living room with a cozy fireplace, a dining area ideal for entertaining, a 2pc bathroom and a well-appointed kitchen with plenty of space. Upstairs, you'll find three generously sized bedrooms and an updated 4pc bathroom, providing comfortable living space for the whole family. The finished basement adds additional versatility with a large recreation room, perfect for a home office, gym, media room, or extra living space. An East facing patio area offers a great spot to relax or enjoy outdoor gatherings. This home is tucked away in the complex, away from noise and distractions of the city. Surround by mature trees, making it feel like you are out in the peaceful country. Seconds, from the parking lot to your door with ample street parking for guests and visitors Richmond meadows has a mature, well-run condo board with a strong track record of maintaining the property. Residents of Glenbrook enjoy excellent access to nearby shopping centres, restaurants, and everyday amenities. The location is well connected by public transit and major roadways, making commuting to downtown Calgary simple and convenient. Families and students will also appreciate the close proximity to several schools and Mount Royal University, just minutes away. With its spacious layout, comfortable living spaces, and

unbeatable location, this home presents a fantastic opportunity to enjoy all that this sought-after community has to offer. Please call to book your showing today.