



**49, 4940 39 Avenue SW**  
**Calgary, Alberta**

**MLS # A2303468**



**\$279,900**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	901 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Outside, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Gentle Sloping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 404
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, Storage		

**Inclusions:** ALL INCLUSIONS SOLD "AS-IS"

Last 2 bedroom unit to sell here was back in Nov 2025! Richmond Meadows is a highly desired complex. Last owner lived here for 38 years. Bring your creativity and make this unit your OWN! Well run development. PET friendly. Condo Board has strong record for maintaining this beautifully maintained property. Tucked into a quiet, well-managed community known for its mature landscaping and LOW condo fees, this home offers a rare combination of comfort, convenience & long-term livability. Inside, the home welcomes you with EAST facing door & front patio area (patio doors already replaced!) - ideal for quiet morning coffees & listening to birds! Closet inside front door. The spacious living room offers privacy with mature trees out front & features cozy corner gas fireplace. Dining area located conveniently beside kitchen. Upstairs, you'll find two generously sized bedrooms with plenty of closet space, newer windows, along with a four-piece bathroom. The developed lower level adds valuable flexibility, offering a large room that can easily function as a media space, home office, gym, play area, along with a dedicated laundry and HUGE storage area with built in shelves. Glenbrook continues to stand out as one of Calgary's most accessible and family-friendly communities - offering quick connections to downtown, major routes like Glenmore Trail and Stoney Trail PLUS a wide range of nearby amenities including schools, parks, shopping & transit. Whether you're commuting, running errands, or enjoying the outdoors...everything you need is just minutes away. WALK to almost everything you need! Drive downtown in under 14 mins. Be in the mountains in 45 mins. Airport in 30 mins. Attn students - MRU is 8 min drive or walk there in 30! Richmond Meadows is known for its pride of ownership, peaceful atmosphere & strong management -

making it an excellent choice for first-time buyers, young families or investors looking for a solid property in a consistently desirable neighborhood. This is an opportunity to own in Glenbrook at an attractive price point, without compromising on space, location or quality of life. Complex updated over past few years with new Gutters and Roof Shingles. Low condo fees include water and landscaping, shoveling. Community center available to host family parties and other events for a small rental fee.