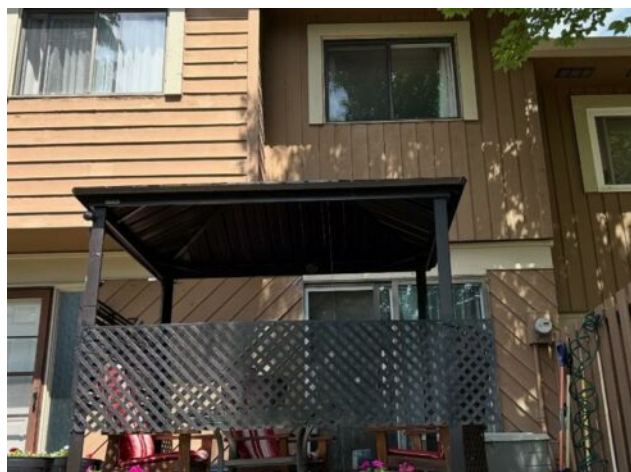


71, 4940 39 Avenue SW  
Calgary, Alberta

MLS # A2243125



**\$314,000**

|                  |                                                                      |               |                   |
|------------------|----------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Glenbrook                                                            |               |                   |
| <b>Type:</b>     | Residential/Other                                                    |               |                   |
| <b>Style:</b>    | 2 Storey                                                             |               |                   |
| <b>Size:</b>     | 874 sq.ft.                                                           | <b>Age:</b>   | 1976 (49 yrs old) |
| <b>Beds:</b>     | 2                                                                    | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, Stall                                                    |               |                   |
| <b>Lot Size:</b> | -                                                                    |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Low Maintenance Landscape, See Remarks |               |                   |

|                    |                            |                   |        |
|--------------------|----------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt                    | <b>Condo Fee:</b> | \$ 420 |
| <b>Basement:</b>   | Finished, Full             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cedar, Wood Frame          | <b>Zoning:</b>    | M-C!   |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home             |                   |        |

**Inclusions:** See private remarks.

&hellip;||| W.E.L.C.O.M.E |||... to #71 4940 #9 Ave SW - The highly sought after townhouse complex.. Richmond Meadows! This unit is perfect for an investor or someone to make it their own piece of paradise. It is located in one of the most desired locations in Glenbrook SW! Walking distance to various grocery stores, restaurants/local pubs, designer shopping stores, hardware stores, a cineplex and gas stations + public transit and schools. Location can't be beat! The grounds are so well taken care of, a park like setting, this complex is also well managed. Very rarely do units come on the market in here. The open floor design is spacious. The living room features a fire place and mantle, rich hardwood and a sliding door that leads you to the private deck. Galley style kitchen (new fridge) and a dining area. Upstairs there are 2 generous sized bedrooms with double closet, a nook area that can be used as office area and a 4pc bathroom complete the 2nd level. The basement is developed with a lounge area that can be used for multiple purposes and features literally a wall of storage (see photos). Furnace was replaced in 2016, hot water heater no less than 2 years! This basement does not lack storage! Assigned parking is #17 and is located steps from this unit. Come and see for your self today! Call your realtor! TODAY! Please note\*\*\* The price is including all Furniture ,Tools and Household items. The only items will be removed which are not wanted by the future owner.