

8, 4940 39 Avenue SW
Calgary, Alberta

MLS # A2310774



\$290,000

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	889 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 404

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: Chandelier, Storage

Inclusions: ALL FURNITURE AND INCLUSIONS SOLD "AS-IS"

Welcome to #8 in the highly sought-after Richmond Meadows complex — a beautifully maintained, fully furnished, move-in ready townhouse offering 2 bedrooms, 1 bathroom, and an unbeatable Glenbrook location. Just minutes from grocery stores, shopping, restaurants, schools, major transit routes, and quick access to Ring Road and Glenmore Trail, this home also offers nearby walking and biking paths for an active lifestyle. Step inside to a bright and inviting open-concept main floor designed for comfortable everyday living. The spacious living room features a cozy gas fireplace, a comfortable couch, and large north-facing patio doors that fill the space with natural light while leading to your private outdoor patio — perfect for relaxing or enjoying summer BBQs. The generous dining area flows seamlessly into the well-appointed kitchen, complete with ample counter space, updated white cabinetry, modern appliances, a 5-piece dining set, and additional dining room dresser/storage furniture. The upper level features two spacious bedrooms with large closets, including one furnished with a queen bed and the second with a futon, along with a stylish 4-piece bathroom featuring an updated vanity and tile flooring. Soft carpeting throughout the home adds warmth and comfort. The fully finished lower level adds approximately 450 sq. ft. of additional living space and comes equipped with another couch, TV, plus a separate utility, laundry, and storage area. Richmond Meadows is a quiet, well-managed complex known for its beautiful landscaping, low condo fees, and exceptional location close to every amenity. Pride of ownership shines throughout this thoughtfully designed home, making it ideal for first-time buyers, young families, investors, or anyone looking for a truly turnkey opportunity. Just bring your suitcase — everything is ready for you to move

in and enjoy.