

\$294,000 - 5004 45th Av, Calmar

MLS® #E4462701

\$294,000

3 Bedroom, 1.00 Bathroom, 708 sqft
Single Family

Calmar, Calmar, Alberta

Welcome home to this beautifully remodeled 1.5-storey home offering a total living space of 1,016 sq. ft. Situated on a spacious corner lot in the heart of Calmar, this charming property combines modern comfort with small-town warmth. Fully refreshed in 2025, the home features a bright and welcoming layout with a cozy living room, updated kitchen, stylish 4-piece bath, and a comfortable main floor primary bedroom. Upstairs, youâ€™™ll find two additional bedroomsâ€™™perfect for kids, guests, or a home office. Throughout the home, enjoy new flooring, fresh finishes, and thoughtful modern updates. Outside, the large fenced yard and deck create an ideal space for family gatherings or quiet evenings under the stars. With ample parking and close proximity to Calmarâ€™™s schools, playgrounds, and parks, this home is perfect for first-time buyers or growing families looking for charm, space, and convenience. (id:6289)

Built in 1940

Essential Information

Listing #	E4462701
Price	\$294,000
Bedrooms	3
Bathrooms	1.00
Square Footage	708
Year Built	1940
Type	Single Family



Sub-Type Freehold

Community Information

Address 5004 45th Av
Subdivision Calmar
City Calmar
Province Alberta
Postal Code T0C0V0

Amenities

Amenities Airport, Playground, Schools, Shopping
Features Treed, Corner Site
Parking Parking Pad, RV

Interior

Appliances Dryer, Refrigerator, Storage Shed, Stove, Washer
Heating Forced air
of Stories 2

Listing Details

Listing Office Exp Realty



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 31st, 2025 at 11:16pm MDT