17 4940 39 Avenue SW

Calgary | Active | MLS® A2352701

$320,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1976**	**1,341.8 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Mission Real Estate

A closer look

Welcome to Glenbrook. This beautiful Townhome has wonderful mountain views and backs on to a large green space. The best location in the complex. Large master bedroom with a lounging area, comfy couch? Plus 2 more good sized bedrooms and a 4 pc bathroom round out the top level. Large eat in kitchen with newer appliance's. Formal Dining area. Large living room with a wood burning fireplace. Patio Doors to a good sized deck and mountain views. Fully developed basement with a family room, storage, furnace/laundry room. Newer Furnace, Hot water tank and ALL the windows and doors have been upgraded. Condo Fees include water and sewer.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352701
Bedrooms	3
Bathrooms	2
Year Built	1976
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,341.8 sq. ft.
Main Level Finished Area:	642.6 sq. ft.
Upper Level Finished Area:	699.2 sq. ft.
Below Grade Finished Area:	486.6 sq. ft.
Condo Fee:	$489.72

Condo Fee Includes:	Amenities of HOA/Condo, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Trash, Water
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1976 (Age: 50)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7711131
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	None

Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	No
Parking:	Plug-In, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Richmond Meadows
Community:	Glenbrook
Amenities:	Parking, Trash
Appliances:	Dishwasher, Dryer, Electric Stove, ENERGY STAR Qualified Refrigerator, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	none
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 19'4" × 9'11" ·
Main Floor	Kitchen · 12'6" × 10'2" ·
Main Floor	Entrance · 6'6" × 3'8" ·
2nd Floor	Bedroom - Primary · 15'11" × 13'3" ·
2nd Floor	Bedroom · 12'11" × 9'1" ·
2nd Floor	Bedroom · 13'3" × 9'9" ·
Basement	Family Room · 19'7" × 19'3" ·
Basement	Furnace/Utility Room · 12'5" × 11'3" ·
Suite	Den · 10'3" × 8' ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home
Exterior Features:	Playground
Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1
Listed Date:	Oct 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/17-4940-39-avenue-sw-calgary-a2352701/

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