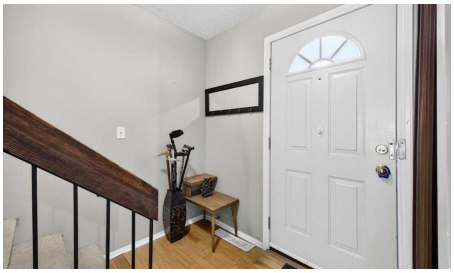
61 4940 39 Avenue SW

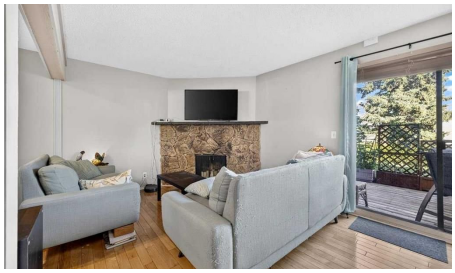
Calgary | Active | MLS® A2346759

$325,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1976**	**1,339.01 sq. ft.**

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Listed by Real Broker

A closer look

Welcome to this three-bedroom townhouse with a functional layout, finished basement, and private outdoor space. The main floor opens into a bright living area with hardwood flooring, a fireplace, and large windows overlooking the patio and garden. The open layout connects the living room with the dining area, creating a practical space for everyday living and entertaining. The kitchen features wood cabinetry and good natural light, with a convenient two-piece bathroom completing the main level.

Upstairs, the primary bedroom offers generous space, large windows, and a large closet. Two additional bedrooms provide flexibility for family, guests, a home office, or other needs. The four-piece bathroom has been updated with heated floors and a large corner jetted tub, adding a comfortable feature to the upper level. The fully finished basement provides additional living space with a large family room and full laundry area. The family room offers room for a TV area, recreation space, home office, or play area, depending on your needs. With approximately 1,700 square feet of developed living space, the home provides space across three finished levels. Outside, the patio and garden offer a private area to enjoy the surrounding greenery. An assigned parking stall is conveniently located near the front entrance.

Set in Glenbrook, the home is close to restaurants, shopping, schools, parks, transit, and other everyday amenities. Stoney Trail provides convenient access to routes around the city, while downtown is also within easy reach. Glenbrook is an established west Calgary community with a mix of residential streets, green spaces, local amenities, and convenient connections to surrounding neighbourhoods. This home combines three bedrooms, two bathrooms, a finished basement, outdoor space, and assigned parking in a location that keeps daily necessities and major routes close by. The kitchen appliances are from 2023, and the washer/dryer is under 1 year old.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346759
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:	1,339.01 sq. ft.
Main Level Finished Area:	641.04 sq. ft.
Upper Level Finished Area:	697.97 sq. ft.
Below Grade Finished Area:	482.46 sq. ft.
Condo Fee:	$478.06
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
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:	Other
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Mantle, Wood Burning
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Richmond Meadows
Community:	Glenbrook
Amenities:	Elevator(s), Party Room, Secured Parking
Appliances:	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	Three (3) TV Mounts
Restrictions:	Easement Registered On Title, Pet Restrictions or Board approval Required, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 19'2" × 10'4" ·

Main Floor	Kitchen · 12'5" × 10'2" ·
Main Floor	Dining Room · 10'2" × 7'6" ·
Main Floor	Foyer · 6'6" × 3'8" ·
2nd Floor	Bedroom - Primary · 15'10" × 11' ·
2nd Floor	Bedroom · 10'3" × 9'1" ·
2nd Floor	Bedroom · 13'1" × 9'9" ·
Basement	Game Room · 19'8" × 19' ·
Basement	Laundry · 12'4" × 11'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, Soaking Tub, Storage
Exterior Features:	None
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Front Yard, Low Maintenance Landscape, Many Trees
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/61-4940-39-avenue-sw-calgary-a2346759/

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