

# \$294,000 - 5004 45th Avenue, Calmar

MLS® #E4462701

## \$294,000

3 Bedroom, 1.00 Bathroom, 708 sqft  
Single Family on 0.00 Acres

Calmar, Calmar, AB

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.

Built in 1940

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462701  |
| Price      | \$294,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 708                    |
| Acres          | 0.00                   |
| Year Built     | 1940                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5004 45th Avenue |
| Area        | Calmar           |
| Subdivision | Calmar           |
| City        | Calmar           |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T0C 0V0          |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Parking-Extra |
| Parking   | Front Drive Access, Parking Pad Cement/Paved, RV Parking   |

### Interior

|              |                                                           |
|--------------|-----------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                 |
| Stories      | 2                                                         |
| Has Basement | Yes                                                       |
| Basement     | Partial, Unfinished                                       |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                            |
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Vinyl                                                                                            |
| Foundation        | Block                                                                                                  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 9                  |

## Zoning

## Zone 92

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Listing information last updated on October 27th, 2025 at 12:17am MDT