

\$269,900 - 5012 52 Avenue, Calmar

MLS® #E4438048

\$269,900

3 Bedroom, 1.50 Bathroom, 1,071 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

BUDGET FRIENDLY! FENCED YARD!

Searching for your first home or investment property? This 3 bedroom, 1.5 bath 1071 sq ft 2 story duplex is a cute place which checks the boxes! Traditional main floor layout w/ newer paint & laminate flooring features your living room at the entryway, w/ room for sectional & TV for watching your favourite show! L shaped kitchen w/ eat in dining for family meals & cooking up a storm while you watch your kids play in the backyard. 2 pce bath & SIDE ENTRYWAY for adding a future basement development! Upstairs brings updated laminate flooring, 3 bedrooms, 4 pce bath & linen storage. The basement is unfinished but terrific spot for adding a 4th bedroom, future rec room, or continue to use as storage. Backyard w/ lane access to add a future garage or park your RV; fence is newer too! Great spot for the summer bonfire or garden. Only steps to the school & blocks to Calmar Bakery make it a winner. A must see!

Built in 1993

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4438048 |
| Price | \$269,900 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |



| | |
|----------------|---------------|
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,071 |
| Acres | 0.00 |
| Year Built | 1993 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 5012 52 Avenue |
| Area | Calmar |
| Subdivision | Calmar |
| City | Calmar |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0C 0V0 |

Amenities

| | |
|-----------|-----------------------|
| Amenities | Off Street Parking |
| Parking | No Garage, RV Parking |

Interior

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

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Landscaped, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|----------------|
| Date Listed | May 23rd, 2025 |
|-------------|----------------|

Days on Market 19

Zoning Zone 92

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Listing information last updated on June 10th, 2025 at 10:47pm MDT