

# \$374,900 - 439 40 Street Ne, Calgary

MLS® #A2206598

## \$374,900

4 Bedroom, 2.00 Bathroom, 1,018 sqft

Residential on 0.00 Acres

Marlborough, Calgary, Alberta

This spacious, open-layout home offers a functional living room and large window in the kitchen allowing for ample natural light. Upstairs, the home boasts three bedrooms and a four-piece bathroom, ensuring plenty of space and comfort for daily living. The developed basement includes an additional bedroom along with a four-piece bathroom. Outside, a sizable front yard and deck provide ideal spots for relaxation and entertaining guests. Convenience is paramount with 2 assigned parking spots conveniently located just outside the home's off of the large deck. Situated in close proximity to Marlborough Mall, Walmart, and T&T Supermarket, as well as being steps away from a bus stop and the C-Train, this home offers easy access to shopping, transportation, and amenities. Additionally, its walking distance to elementary schools makes it an ideal choice for families with young children.

Built in 1975

## Essential Information

MLS® #	A2206598
Price	\$374,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,018
Acres	0.00



Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	439 40 Street Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6S1

### Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Assigned

### Interior

Interior Features	Double Vanity, Laminate Counters, Vinyl Windows
Appliances	Built-In Refrigerator, Electric Stove, Microwave
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 28th, 2025
Days on Market	37
Zoning	M-C1

### Listing Details



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.