

# \$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	79
Zoning	M-C1

### Listing Details



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