

# \$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 Visitor Parking, Snow Removal  
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 5  
Zoning M-C1

### Listing Details



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