# \$370,000 - 629 40 Street Ne, Calgary

MLS® #A2205990

# \$370,000

4 Bedroom, 2.00 Bathroom, 1,102 sqft Residential on 0.00 Acres

Marlborough, Calgary, Alberta

GREAT LOCATION!! Discover comfortable living in this beautiful 2-STOREY TOWNHOUSE UPGRADED WITH NEW FURNACE (2025), HOT WATER TANK (2025), PAINT, FLOORING, WINDOWS AND BATHROOM. This home offers a warm welcome the moment you step inside. The main floor features a bright, practical kitchen and dining area illuminated by a large window, while the adjacent living roomâ€"also with a generous windowâ€"provides a welcoming space to relax or host friends.

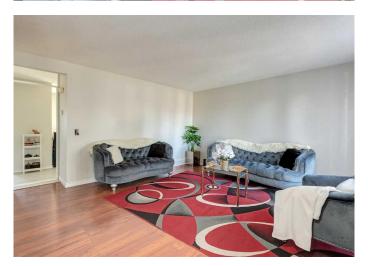
Upstairs, THREE BEDROOMS each come with dedicated closet space, and a refreshed five-piece bathroom showcases modern fixtures, new flooring, and a sleek tub for unwinding. The basement adds versatility with a FOURTH sizable bedroomâ€"ideal as a home office, guest suite, or recreational spaceâ€"alongside a three-piece bathroom and a separate laundry area.

Step out onto the private balcony to enjoy your morning coffee or grill on weekends.

INCLUDES TWO ASSIGNED PARKING STALLS plus additional street parking ensure plenty of space for both residents and visitors. Conveniently located across from Marlborough Mall, you'II be steps away from shopping, dining, and entertainment, with downtown Calgary just a 15-minute commute. Whether you're a first time home buyer seeking your ideal start or a seasoned investor, this townhouse is ready to welcome you!







## **Essential Information**

MLS® # A2205990 Price \$370,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,102 Acres 0.00 Year Built 1975

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 629 40 Street Ne

Subdivision Marlborough

City Calgary
County Calgary
Province Alberta
Postal Code T2A 6S1

#### **Amenities**

Amenities Trash
Parking Spaces 2

Parking Stall

## Interior

Interior Features Closet Organizers

Appliances Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony

Lot Description Lawn

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed March 27th, 2025

Days on Market 8

Zoning M-C1

# **Listing Details**

Listing Office eXp Realty

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