

# \$380,000 - 609 40 Street Ne, Calgary

MLS® #A2244890

**\$380,000**

4 Bedroom, 2.00 Bathroom, 1,101 sqft

Single Family on 0.00 Acres

Marlborough, Calgary, Alberta

Welcome to this well-maintained townhouse located in the established community of Marlborough in NE Calgary. Offering a total of 1,430.7 sq. ft. of developed living space, this home is perfect for families, first-time buyers, or investors. The main floor features a bright and functional layout where you'll find the cozy living area with a big window, allowing in natural light. The dining area across a fully functional kitchen includes a recently replaced stove (November 2023), adding modern convenience to your daily cooking needs. This property also has a private deck—ideal for enjoying summer days or hosting guests. At the upper level, you'll find three spacious bedrooms and a full 5-piece bathroom. The basement offers a fourth bedroom, a 3-piece bathroom, and a den, providing flexible space for a home office, gym, or additional storage. This home also comes with assigned parking for added convenience. Situated close to schools, shopping, public transit, and major roadways, this townhouse combines comfort, functionality, and a prime location—an excellent opportunity in a family-friendly neighborhood. Book your showing today! (id:6289)

Built in 1975

## Essential Information

Listing #                   A2244890

Price                        \$380,000



Bedrooms	4
Bathrooms	2.00
Square Footage	1,101
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	609 40 Street Ne
Subdivision	Marlborough
City	Calgary
Province	Alberta
Postal Code	T2A6S1

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, No Smoking Home
Parking Spaces	2

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	CIR Realty
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Listing information last updated on October 13th, 2025 at 1:31am PDT