

\$355,000 - 417 40 Street Ne, Calgary

MLS® #A2256266

\$355,000

3 Bedroom, 2.00 Bathroom, 1,113 sqft

Single Family on 0.00 Acres

Marlborough, Calgary, Alberta

Welcome to Marlborough Park - A Vibrant Family-Friendly Community! This charming 2-storey townhome offers over 1,100 sq ft of comfortable living space, featuring 3 spacious bedrooms, 1.5 bathrooms, and the convenience of 2 assigned parking stalls just steps from your back door. The main floor welcomes you with warm laminate flooring, a generous family room with a cozy gas fireplace, and large windows that flood the space with natural light. The functional kitchen is outfitted with classic wood cabinetry and white appliances, offering ample storage and workspace for everyday living. Upstairs, youâ€™ll find three well-sized bedrooms, each with abundant closet space, along with a full 4-piece bathroom. The partially finished basement provides endless potential â€“ whether you envision a rec room, home gym, office, or extra storage, the choice is yours. Step outside to your low-maintenance backyard, ideal for relaxing or entertaining. With two dedicated parking spaces and easy access to all nearby amenities, this location truly has it all â€“ close to schools, parks, playgrounds, shopping, restaurants, and public transit. Whether you're a first-time buyer, growing family, or investor, this home is a fantastic opportunity. Donâ€™t miss out, book your private showing today! (id:6289)

Built in 1975

Essential Information



Listing #	A2256266
Price	\$355,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,113
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	417 40 Street Ne
Subdivision	Marlborough
City	Calgary
Province	Alberta
Postal Code	T2A6S1

Amenities

Amenities	Playground, Schools, Shopping
Features	See remarks, Parking
Parking Spaces	2

Interior

Appliances	Washer, Refrigerator, Stove, Dryer, Hood Fan
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

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

Listing Details

Listing Office

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