

\$368,888 - 439 40 Street Ne, Calgary

MLS® #A2235839

\$368,888

4 Bedroom, 2.00 Bathroom, 1,018 sqft

Residential on 0.00 Acres

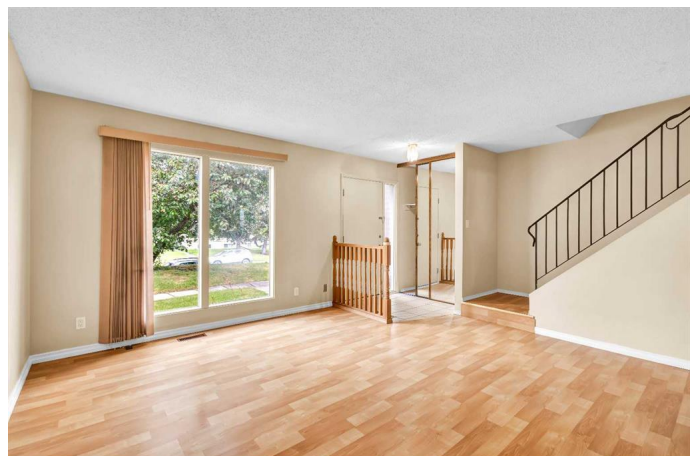
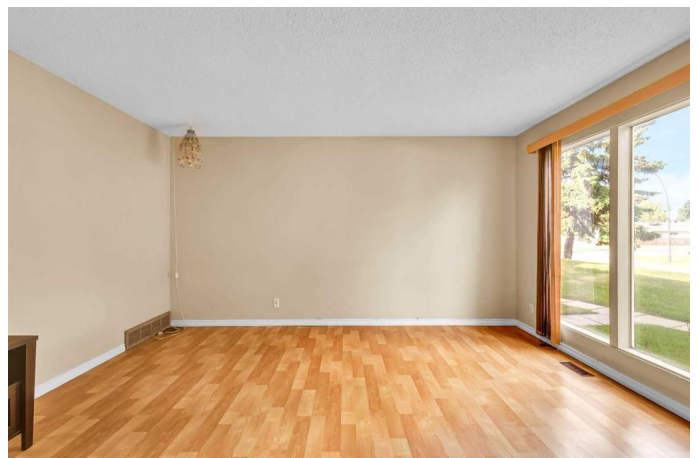
Marlborough, Calgary, Alberta

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® # | A2235839 |
| Price | \$368,888 |
| 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, Off Street, Stall, Side By Side |

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 | June 30th, 2025 |
| Days on Market | 5 |
| Zoning | M-C1 |

Listing Details

Listing Office

CIR Realty

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