\$350,000 - 609 40 Street Ne, Calgary

MLS® #A2244890

\$350,000

4 Bedroom, 2.00 Bathroom, 1,101 sqft Residential 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 deckâ€"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 locationâ€"an excellent opportunity in a family-friendly neighborhood. Book your showing today!







Built in 1975

Essential Information

MLS® # A2244890 Price \$350,000 Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,101

Acres 0.00

Year Built 1975

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

Community Information

Address 609 40 Street Ne

Subdivision Marlborough

City Calgary

County Calgary
Province Alberta

Postal Code T2A 6S1

Amenities

Amenities None

Parking Spaces 2

Parking Stall, Assigned

Interior

Interior Features No Smoking Home, Pantry, See Remarks

Appliances Dishwasher, Refrigerator, Washer/Dryer, Stove(s)

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full

Exterior

Exterior Features Other

Lot Description Front Yard, Landscaped, Lawn, See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 6th, 2025

Days on Market 90

Zoning M-C1

Listing Details

Listing Office CIR Realty

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