

# \$374,900 - 439 40 Street Ne, Calgary

MLS® #A2206598

## \$374,900

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® #	A2206598
Price	\$374,900
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 Visitor Parking, Snow Removal  
Parking Spaces 2  
Parking Additional Parking, Assigned

### 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 March 28th, 2025  
Days on Market 7  
Zoning M-C1

### Listing Details



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.