

\$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 Snow Removal, Visitor Parking
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 27
Zoning M-C1

Listing Details



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