

# \$370,000 - 629 40 Street Ne, Calgary

MLS® #A2205990

**\$370,000**

4 Bedroom, 2.00 Bathroom, 1,102 sqft

Residential on 0.00 Acres

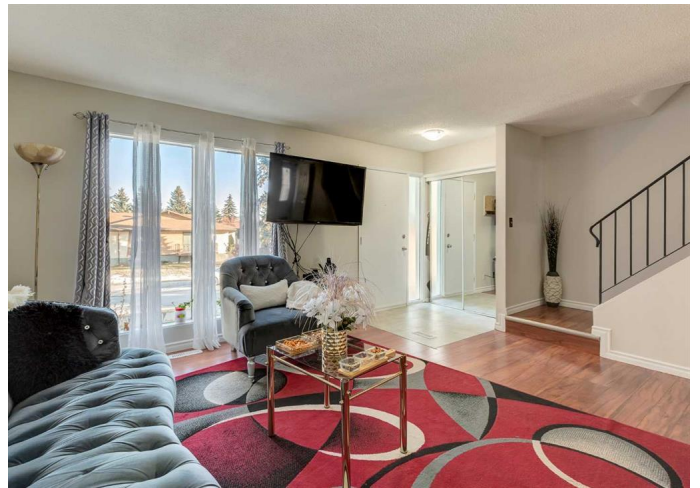
Marlborough, Calgary, Alberta

**GREAT LOCATION!!** Discover comfortable living in this beautiful 2-STOREY TOWNHOUSE UPGRADED WITH NEW FURNACE (2025), HOT WATER TANK (2025), PAINT, FLOORING, WINDOWS AND BATHROOM. This home offers a warm welcome the moment you step inside. The main floor features a bright, practical kitchen and dining area illuminated by a large window, while the adjacent living roomâ€™also with a generous windowâ€™provides a welcoming space to relax or host friends.

Upstairs, THREE BEDROOMS each come with dedicated closet space, and a refreshed five-piece bathroom showcases modern fixtures, new flooring, and a sleek tub for unwinding. The basement adds versatility with a FOURTH sizable bedroomâ€™ideal as a home office, guest suite, or recreational spaceâ€™alongside a three-piece bathroom and a separate laundry area.

Step out onto the private balcony to enjoy your morning coffee or grill on weekends.

**INCLUDES TWO ASSIGNED PARKING STALLS** plus additional street parking ensure plenty of space for both residents and visitors. Conveniently located across from Marlborough Mall, youâ€™™ll be steps away from shopping, dining, and entertainment, with downtown Calgary just a 15-minute commute. Whether you're a first time home buyer seeking your ideal start or a seasoned investor, this townhouse is ready to welcome you!



Built in 1975

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2205990      |
| Price          | \$370,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,102         |
| Acres          | 0.00          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 629 40 Street Ne |
| Subdivision | Marlborough      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2A 6S1          |

## Amenities

|                |       |
|----------------|-------|
| Amenities      | Trash |
| Parking Spaces | 2     |
| Parking        | Stall |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers                                      |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Lawn                     |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 36               |
| Zoning         | M-C1             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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