

# **\$349,800 - 415 40 Street Ne, Calgary**

MLS® #A2217510

**\$349,800**

3 Bedroom, 1.00 Bathroom, 1,104 sqft

Residential on 0.00 Acres

Marlborough, Calgary, Alberta

Welcome to this FULLY- RENOVATED 3 BEDROOM, 1 BATHROOM TOWNHOUSE located in the vibrant community of Marlborough. Includes TWO PARKING STALLS and plenty of street parking available for guests/visitors for convenience. Upon entering, you are greeted by a BRAND NEW open-concept kitchen featuring a new dishwasher and refrigerator. The kitchen offers ample cabinetry space and a pantry perfect for all your storage needs. The main floor seamlessly connects the kitchen to the living room area, where large windows fills the space with natural light, creating a warm and inviting atmosphere. Step outside to your private deck, the perfect spot to relax and soak up the sun in your own outdoor oasis. Upstairs, you'll find THREE GENEROUSLY SIZED BEDROOMS with big windows. A modern 3-piece bathroom with contemporary fixtures complete the upper floor. The basement features the laundry room with washer(2024)/dryer and offers endless possibilities for your dream development. PRIME LOCATION right across from Marlborough Mall, with shopping, dining, entertainment options and LRT station just steps away. Also nearby schools, T&T Supermarket, and downtown being only a 10-minute commute away. Perfect for first-time homebuyers or investors, this home offers an ideal blend of modern comfort and prime location! Whether you're looking to enter the housing market or add to your investment



portfolio, this home is a fantastic opportunity  
you don't want to miss!

Built in 1975

### Essential Information

MLS® #	A2217510
Price	\$349,800
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,104
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	415 40 Street Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A6S1

### Amenities

Amenities	Parking, Trash
Parking Spaces	2
Parking	Assigned, Parking Lot, Stall

### Interior

Interior Features	Closet Organizers, Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	None
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Balcony
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 4th, 2025
Days on Market	53
Zoning	M-C1

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.