$355,000 - 417 40 Street Ne, Calgary

MLS® #A2256266

$355,000
3 Bedroom, 2.00 Bathroom, 1,113 sqft
Residential on 0.00 Acres

Marlborough, Calgary, Alberta

Welcome to Marlborough Park - A Vibrant Family-Friendly Community! This charming 2-storey townhome offers over 1,100 sq ft of comfortable living space, featuring 3 spacious bedrooms, 1.5 bathrooms, and the convenience of 2 assigned parking stalls just steps from your back door. The main floor welcomes you with warm laminate flooring, a generous family room with a cozy gas fireplace, and large windows that flood the space with natural light. The functional kitchen is outfitted with classic wood cabinetry and white appliances, offering ample storage and workspace for everyday living. Upstairs, youâ€™ll find three well-sized bedrooms, each with abundant closet space, along with a full 4-piece bathroom. The partially finished basement provides endless potential â€“ whether you envision a rec room, home gym, office, or extra storage, the choice is yours. Step outside to your low-maintenance backyard, ideal for relaxing or entertaining. With two dedicated parking spaces and easy access to all nearby amenities, this location truly has it all â€“ close to schools, parks, playgrounds, shopping, restaurants, and public transit. Whether you're a first-time buyer, growing family, or investor, this home is a fantastic opportunity. Donâ€™t miss out, book your private showing today!

Built in 1975

Essential Information

MLS® #	A2256266
Price	$355,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,113
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	417 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	Stall

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	7
Zoning	M-C1

Listing Details

Listing Office	2% Realty

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