

# \$349,900 - 417 40 Street Ne, Calgary

MLS® #A2256266

**\$349,900**

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, you'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 - 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 - 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. Don't miss out, book your private showing today!

Built in 1975

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2256266      |
| Price          | \$349,900     |
| 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 | 33                   |
| Zoning         | M-C1                 |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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