

439 40 Street NE
Calgary, Alberta

MLS # A2235839



\$355,000

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|------------------|---|---------------|-------------------|
| Division: | Marlborough | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,018 sq.ft. | Age: | 1975 (50 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Additional Parking, Assigned, Off Street, Side By Side, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 416 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Laminate Counters, Vinyl Windows | | |

Inclusions: N/A

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.