

# \$350,000 - 609 40 Street Ne, Calgary

MLS® #A2244890

**\$350,000**

4 Bedroom, 2.00 Bathroom, 1,101 sqft

Residential on 0.00 Acres

Marlborough, Calgary, Alberta

Welcome to this well-maintained townhouse located in the established community of Marlborough in NE Calgary. Offering a total of 1,430.7 sq. ft. of developed living space, this home is perfect for families, first-time buyers, or investors. The main floor features a bright and functional layout where you'll find the cozy living area with a big window, allowing in natural light. The dining area across a fully functional kitchen includes a recently replaced stove (November 2023), adding modern convenience to your daily cooking needs. This property also has a private deck—ideal for enjoying summer days or hosting guests. At the upper level, you'll find three spacious bedrooms and a full 5-piece bathroom. The basement offers a fourth bedroom, a 3-piece bathroom, and a den, providing flexible space for a home office, gym, or additional storage. This home also comes with assigned parking for added convenience. Situated close to schools, shopping, public transit, and major roadways, this townhouse combines comfort, functionality, and a prime location—an excellent opportunity in a family-friendly neighborhood. Book your showing today!

Built in 1975

## Essential Information

MLS® #                   A2244890

Price                     \$350,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,101         |
| Acres          | 0.00          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 609 40 Street Ne |
| Subdivision | Marlborough      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2A 6S1          |

### **Amenities**

|                |                 |
|----------------|-----------------|
| Amenities      | None            |
| Parking Spaces | 2               |
| Parking        | Assigned, Stall |

### **Interior**

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | No Smoking Home, Pantry, See Remarks             |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Stove(s) |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None                                             |
| Has Basement      | Yes                                              |
| Basement          | Full                                             |

### **Exterior**

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Other                                     |
| Lot Description   | Front Yard, Landscaped, Lawn, See Remarks |
| Roof              | Asphalt Shingle                           |
| Construction      | Vinyl Siding, Wood Frame                  |
| Foundation        | Poured Concrete                           |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 101              |
| Zoning         | M-C1             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.