

\$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	104
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.