\$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'II 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 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. 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 49

Zoning M-C1

Listing Details

Listing Office 2% Realty

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