

\$370,000 - 629 40 Street Ne, Calgary

MLS® #A2205990

\$370,000

4 Bedroom, 2.00 Bathroom, 1,102 sqft
Residential on 0.00 Acres

Marlborough, Calgary, Alberta

GREAT LOCATION!! Discover comfortable living in this beautiful 2-STOREY TOWNHOUSE UPGRADED WITH NEW FURNACE (2025), HOT WATER TANK (2025), PAINT, FLOORING, WINDOWS AND BATHROOM. This home offers a warm welcome the moment you step inside. The main floor features a bright, practical kitchen and dining area illuminated by a large window, while the adjacent living roomâ€™also with a generous windowâ€™provides a welcoming space to relax or host friends.

Upstairs, **THREE BEDROOMS** each come with dedicated closet space, and a refreshed five-piece bathroom showcases modern fixtures, new flooring, and a sleek tub for unwinding. The basement adds versatility with a **FOURTH** sizable bedroomâ€™ideal as a home office, guest suite, or recreational spaceâ€™alongside a three-piece bathroom and a separate laundry area.

Step out onto the private balcony to enjoy your morning coffee or grill on weekends.

INCLUDES TWO ASSIGNED PARKING STALLS plus additional street parking ensure plenty of space for both residents and visitors. Conveniently located across from Marlborough Mall, youâ€™™ll be steps away from shopping, dining, and entertainment, with downtown Calgary just a 15-minute commute. Whether you're a first time home buyer seeking your ideal start or a seasoned investor, this townhouse is ready to welcome you!



Built in 1975

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2205990 |
| Price | \$370,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,102 |
| Acres | 0.00 |
| Year Built | 1975 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 629 40 Street Ne |
| Subdivision | Marlborough |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 6S1 |

Amenities

| | |
|----------------|-------|
| Amenities | Trash |
| Parking Spaces | 2 |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers |
| Appliances | Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

| | |
|-----------------|--------------------------|
| Lot Description | Lawn |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 8 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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