



**609 40 Street NE**  
**Calgary, Alberta**

**MLS # A2244890**



**\$350,000**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,101 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, See Remarks		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Smoking Home, Pantry, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 415

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** None

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!