



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

417 40 Street NE
Calgary, Alberta

MLS # A2256266



\$355,000

Division:	Marlborough		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,113 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 416
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

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'll 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 – 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!