

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

MLS® #A2205990

**\$370,000**

4 Bedroom, 2.00 Bathroom, 1,102 sqft

Residential on 0.00 Acres

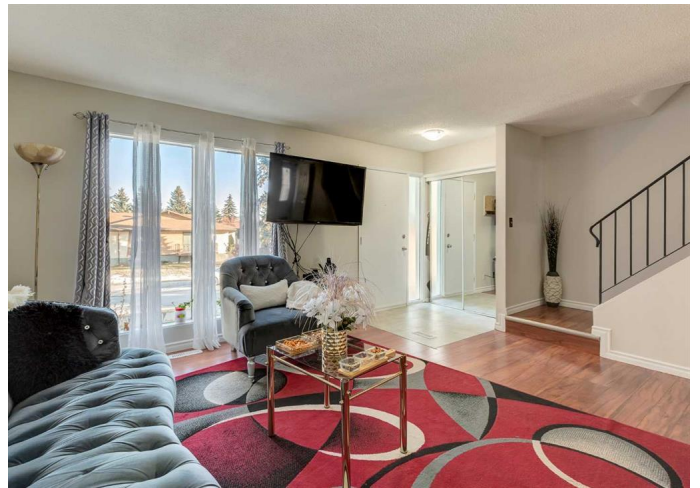
Marlborough, Calgary, Alberta

**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	37
Zoning	M-C1

### **Listing Details**

Listing Office	eXp 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.