

\$349,900 - 429 40 Street Ne, Calgary

MLS® #A2141407

\$349,900

3 Bedroom, 2.00 Bathroom, 1,028 sqft

Residential on 0.00 Acres

Marlborough, Calgary, Alberta

AMAZING LOCATION with easy access to all amenities, shopping, schools, public transit & major routes and walking distance to Marlborough Centre & LRT. This beautiful townhome boasts over 1200sqft of LIVING SPACE with LOW CONDO FEES in a well managed complex and would be a perfect home for first time buyers or a rental opportunity for investors! The main floor has an open concept living & dining room, separate kitchen with eating area, 2pc powder room and a mud room leading to your large west facing deck. The upper level features 3 good sized bedrooms, spacious 4pc bathroom and lots of storage. Also included in your condo fees are 2 parking stalls right outside your back door, nicely landscaped front & back yards and a huge paved parking lot with lots of room for everyone to safely enjoy! Hurry up and book your showings as this won't last long!

Built in 1975

Essential Information

MLS® #	A2141407
Price	\$349,900
Sold Price	\$345,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1



Square Footage	1,028
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	429 40 Street Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6S1

Amenities

Amenities	Park, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Off Street, Stall

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Courtyard, Playground
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
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Date Sold	June 26th, 2024
Days on Market	12
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office MaxWell Capital Realty

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