

\$349,000 - 421 40 Street Ne, Calgary

MLS® #A2161536

\$349,000

3 Bedroom, 1.00 Bathroom, 1,104 sqft

Residential on 0.00 Acres

Marlborough, Calgary, Alberta

Welcome to this beautifully updated 2-storey townhome PLUS unspoiled full basement!! in Marlborough Gardens. With its fantastic location just a short stroll from Marlborough Mall, you'll enjoy convenient access to shopping and amenities while benefiting from a quiet residential setting. Upon entering the home, you'll be greeted by a spacious and bright family room bathed in natural light. The kitchen has been thoughtfully updated with newer appliances, including a stove (2023), fridge (2023), microwave hood fan (2024), under-cabinet lighting over the sink (2024), and dishwasher (2024), ensuring a stylish and functional space for cooking and entertaining. Upstairs, the well-appointed master bedroom, complemented by two additional bedrooms and a generously sized 5-piece hall bathroom featuring a double vanity, perfect for family living. The FULL unfinished basement presents a versatile large rec space, laundry area, and storage room, with recent updates including freshly painted walls and floor. Step outside to a massive deck off the back entrance, ideal for outdoor gatherings and relaxation. Additionally, the property includes two parking stalls conveniently located behind the unit. Recent updates within the past year further enhance this home, including new doorknobs and locks on exterior doors, new storm doors on the front and back, new blinds on the upper level, rewiring of basement electrical, new vinyl windows on the main and upper floors, upgraded attic insulation to R65,



and a new electrical breaker for the microwave hood fan. The front garden has also been professionally landscaped, adding to the home's curb appeal. This townhome combines modern upgrades with a prime location, offering comfort and convenience in Marlborough Gardens. Don't miss the opportunity to make this your new home!

Built in 1975

Essential Information

MLS® #	A2161536
Price	\$349,000
Sold Price	\$340,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,104
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	421 40 Street Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6S1

Amenities

Amenities	Parking, Snow Removal
Parking Spaces	2
Parking	Stall

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 1st, 2024
Date Sold	September 22nd, 2024
Days on Market	21
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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