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439 40 Street NE
Calgary, Alberta

MLS # A2206598



\$374,900

Division:	Marlborough		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,018 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Assigned, Off Street, Side By Side, Stall		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 416
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Laminate Counters, Vinyl Windows		

Inclusions: N/A

This spacious, open-layout home offers a functional living room and large window in the kitchen allowing for ample natural light. Upstairs, the home boasts three bedrooms and a four-piece bathroom, ensuring plenty of space and comfort for daily living. The developed basement includes an additional bedroom along with a four-piece bathroom. Outside, a sizable front yard and deck provide ideal spots for relaxation and entertaining guests. Convenience is paramount with 2 assigned parking spots conveniently located just outside the home's off of the large deck. Situated in close proximity to Marlborough Mall, Walmart, and T&T Supermarket, as well as being steps away from a bus stop and the C-Train, this home offers easy access to shopping, transportation, and amenities. Additionally, its walking distance to elementary schools makes it an ideal choice for families with young children.