

# \$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
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Lot Description	Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	44
Zoning	M-C1

### **Listing Details**

Listing Office	eXp Realty
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