

**417 40 Street NE  
Calgary, Alberta**

**MLS # A2275174**



# \$340,000

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,098 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 416
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** N/A

Welcome home to a 3Br/1.5bath Townhouse in the Marlborough community of NE Calgary with an unfinished Basement and 2 assigned outdoor Parking stalls. The Main Floor of the Townhome features a large and open Living Room with a fireplace, Kitchen/Dining, and a 2 Pc Half Bathroom. The Upper Level offers 3 Bedrooms and a 4 Pc Full Bathroom. The unfinished Basement houses the Laundry and provides lots of storage space. The location of the home is ideal, with close proximity to public transit, school, playground, shopping (Marlborough Mall Walmart is across the street), dining, and access to major routes. Contact your favourite Realtor today to view this unit.