417 40 Street NE

Calgary | Active | MLS® A2321735

$299,999









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1975**	**1,097.65 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by AM/PM Properties

A closer look

Welcome home to a 3Br/1.5Bath Townhouse in the Marlborough community of NE Calgary with an semi finished Basement and 2 assigned outdoor Parking Stalls. The Main Floor of the unit features a large and open Living Room with a fireplace, Kitchen/Dining, and a 2-piece Half Bathroom. The Upper Floor offers 3 Bedrooms and a 4-piece full bathroom. The semi finished Basement houses the Laundry and provides lots of storage space. The location of the unit 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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2321735
Bedrooms	3
Bathrooms	2
Year Built	1975
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,097.65 sq. ft.
Condo Fee:	$415.97
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	East
Entry Level:	1

Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1975 (Age: 51)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7611273
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Stall
Parking Places:	1

Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Marlborough
Amenities:	Parking, Visitor Parking
Appliances:	Dryer, Electric Range, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Foyer · 6'9" × 4'11" ·
Main Floor	Living Room · 14'7" × 14'6" ·
Main Floor	Kitchen · 11'10" × 11'9" ·
2nd Floor	Bedroom - Primary · 13'6" × 9'6" ·
2nd Floor	Bedroom · 12'1" × 9'6" ·
2nd Floor	Bedroom · 12'5" × 7'11" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Lighting, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Front Yard, Landscaped
Num. of Parcels:	0
Fencing:	None

Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-C1
Listed Date:	Jun 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/417-40-street-ne-calgary-a2321735/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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