511 40 Street NE

Calgary | Active | MLS® A2334325

$300,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1975**	**1,030 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Grand Realty

A closer look

Welcome to this fantastic property located at 511 40 St NE in the vibrant community of Marlborough, offering a spacious and functional layout across three levels.

The main floor features a large, open-concept living room alongside a combined kitchen and dining area. The upper floor hosts 3 comfortable bedrooms and a 4-piece full bathroom. The basement is developed with a large bedroom and 3-piece bathroom.

The west-facing rear of the home gets brilliant afternoon and evening sun, and you can step outside to your large private deck, green space, and 2 assigned parking stalls.

Positioned for convenience, this home offers exceptional walkability to local schools, parks, shopping, and everyday amenities. The property has easy access to public transit-including a short distance to Marlborough LRT station as well as major roads. An ideal opportunity for buyers seeking space, accessibility, and a well-established neighborhood setting. -- Lock box is at the back door, please use the back entrance and park at the parking lot.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2334325
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:	1,030 sq. ft.
Condo Fee:	$415.97
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Parking, Professional Management, Snow Removal, Trash
Acreage:	No
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
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:2, Half:0)
Num Ensuite Baths:	0
Plan:	7611273
Heating:	Forced Air
Basement:	Full, Partially Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt
Ensuite:	No

Flooring:	Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Marlborough
Amenities:	Parking, Visitor Parking
Appliances:	Refrigerator, Stove(s)
Inclusions:	none
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Kitchen · 11'11" × 11'9" ·
Main Floor	Living Room · 14'7" × 14'5" ·
2nd Floor	Bedroom - Primary · 13'6" × 9'6" ·
2nd Floor	Bedroom · 12'4" × 3'8" ·
2nd Floor	Bedroom · 12' × 9'6" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights
Interior Features:	See Remarks
Exterior Features:	None

Patio And Porch Features:	Balcony(s)
Lot Features:	Landscaped, Lawn
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-C1
Listed Date:	Sep 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/511-40-street-ne-calgary-a2334325/

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