

509 40 Street NE
Calgary, Alberta

MLS # A2178896



\$329,900

Division:	Marlborough		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,098 sq.ft.	Age:	1975 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating: Forced Air, Natural Gas

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 416

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: N/A

Prime location located within walking limits to Marlborough Mall, bus stops and many other great amenities. There are 3 bedrooms and 2 full bathrooms plus a partially developed basement with a large rec space and laundry area. Bright and spacious living room and kitchen with many cabinetry space. This beautiful townhome is priced to sell. Comes with 2 parking stalls right behind this unit plus a massive deck at the back entrance. Perfect for entertaining and relaxation. Grab this home before it's gone!