



780-978-5674

joshuaboyne@hotmail.com

509 40 Street NE Calgary, Alberta

MLS # A2201976



\$329,900

Division: Marlborough Type: Residential/Other Style: Townhouse Size: 1,098 sq.ft. Age: 1975 (50 yrs old) Beds: 3 Baths: 2 Garage: Off Street, Stall Lot Size: - Lot Feat: Back Lane						
Style: Townhouse Size: 1,098 sq.ft. Age: 1975 (50 yrs old) Beds: 3 Baths: 2 Garage: Off Street, Stall Lot Size: -	Division:	Marlborough				
Size: 1,098 sq.ft. Age: 1975 (50 yrs old) Beds: 3 Baths: 2 Garage: Off Street, Stall Lot Size: -	Туре:	Residential/Other				
Beds: 3 Baths: 2 Garage: Off Street, Stall Lot Size: -	Style:	Townhouse				
Garage: Off Street, Stall Lot Size: -	Size:	1,098 sq.ft.	Age:	1975 (50 yrs old)		
Lot Size: -	Beds:	3	Baths:	2		
	Garage:	Off Street, Stall				
Lot Feat: Back Lane	Lot Size:	-				
	Lot Feat:	Back Lane				

Floors:Laminate, LinoleumSewer:-Roof:Asphalt ShingleCondo Fee:\$ 416Basement:Full, Partially FinishedLLD:-Exterior:Vinyl Siding, Wood FrameZoning:M-C1	leating:	Forced Air, Natural Gas	Water:	-
Basement: Full, Partially Finished LLD: -	loors:	Laminate, Linoleum	Sewer:	-
	Roof:	Asphalt Shingle	Condo Fee:	\$ 416
Exterior: Vinyl Siding, Wood Frame Zoning: M-C1	Basement:	Full, Partially Finished	LLD:	-
	Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation: Poured Concrete Utilities: -	oundation:	Poured Concrete	Utilities:	-

Features: No Animal Home, No Smoking Home

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.