

**629 40 Street NE**  
**Calgary, Alberta**

**MLS # A2205990**



**\$370,000**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,102 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 416
<b>Basement:</b>	Finished, 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>	Closet Organizers		

**Inclusions:** Living Room TV

GREAT LOCATION!! Discover comfortable living in this beautiful 2-STOREY TOWNHOUSE UPGRADED WITH NEW FURNACE (2025), HOT WATER TANK (2025), PAINT, FLOORING, WINDOWS AND BATHROOM. This home offers a warm welcome the moment you step inside. The main floor features a bright, practical kitchen and dining area illuminated by a large window, while the adjacent living room&mdash;also with a generous window&mdash;provides a welcoming space to relax or host friends. Upstairs, THREE BEDROOMS each come with dedicated closet space, and a refreshed five-piece bathroom showcases modern fixtures, new flooring, and a sleek tub for unwinding. The basement adds versatility with a FOURTH sizable bedroom&mdash;ideal as a home office, guest suite, or recreational space&mdash;alongside a three-piece bathroom and a separate laundry area. Step out onto the private balcony to enjoy your morning coffee or grill on weekends. INCLUDES TWO ASSIGNED PARKING STALLS plus additional street parking ensure plenty of space for both residents and visitors. Conveniently located across from Marlborough Mall, you&rsquo;ll be steps away from shopping, dining, and entertainment, with downtown Calgary just a 15-minute commute. Whether you're a first time home buyer seeking your ideal start or a seasoned investor, this townhouse is ready to welcome you!