



GRASSROOTS
REALTY GROUP

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417 40 Street NE
Calgary, Alberta

MLS # A2321735



\$299,999

Division:	Marlborough		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,098 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 416
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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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.