



THE
A-TEAM

**RE/MAX
FIRST**

509 40 Street, Calgary T2A 6S1

MLS®#: **A2178896**

Area: **Marlborough**

Listing Date: **11/13/24**

List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1975**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,098**
Low Sqft:
Ttl Sqft: **1,098**

DOM

7

Layout

Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Townhouse**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane**
Park Feat: **Off Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`7" x 14`6"	Kitchen With Eating Area	Main	11`11" x 11`8"
Bedroom - Primary	Second	13`7" x 9`7"	Bedroom	Second	10`1" x 7`10"
Bedroom	Second	12`11" x 9`7"	Game Room	Basement	14`5" x 13`4"
Furnace/Utility Room	Basement	11`3" x 11`1"	4pc Bathroom	Second	8`6" x 7`11"
3pc Bathroom	Basement	6`8" x 6`3"			

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
\$416	Fee Simple	M-C1
	Fee Freq:	
	Monthly	

Legal Desc: **7611273**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY NOVEMBER 16TH FROM 1 - 4 PM. 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!**

Inclusions: **N/A**

Property Listed By: **Grand Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









