

509 40 Street, Calgary T2A 6S1

| Area: County: | Marlborough Calgary | Listing Date: Change: | 11/13/24 None | | | | | |
|------------------|------------------------|--|--|--|---|---|--|--|
| | | Prop Type: Sub Type: City/Town: Year Built: | | Residential Row/Townhouse Calgary 1975 | <u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft: | 1,098 1,098 | DOM 7 Layout Beds: Baths: Style: Parking | 3 (3) 2.0 (2 0) Townhouse |
| | | Access: Lot Feat: Park Feat: | | Back Lane Off Street,Stall | | | Garage Sz: | 2 |
| | | County: Calgary | County: Calgary Date: Change: General Inf Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape: Lot Shape: | County: Calgary Date: Change: None General Information Prop Type: Sub Type: City/Town: Year Built: City/Town: Year Built: Lot Information Lot Sz Ar: Lot Shape: Lot Shape: | County: Calgary Date: Change: None Association General Information Prop Type: Sub Type: City/Town: Residential Row/Townhouse City/Town: Residential Row/Townhouse City/Town: Calgary Year Built: 1975 Lot Information Lot Sz Ar: Lot Shape: 1975 Access: Lot Feat: Back Lane | Date: County: Calgary Date: Change: None Association: Fort McMurray Image: Sub Type: Residential Sub Type: Residential Row/Townhouse City/Town: Row/Townhouse Calgary Finished Floor Area Abv Sqft: Image: Lot Information Lot Sz Ar: Lot Shape: Image: Image: Finished Floor Area Abv Sqft: Abv Sqft: Lot Stape: Image: Image: Image: Access: Lot Feat: Back Lane Image: | Date: County: Calgary Date: Change: None Association: Fort McMurray Image: None Association: Fort McMurray Image: Sociation: Fort McMurray Image: Sociation: Fort McMurray Image: None Residential Sub Type: Sub Type: Row/Townhouse City/Town: Calgary Herrison Year Built: 1975 Residential Row/Townhouse Calgary Herrison Lot Information Low Sqft: Low Sqft: 1,098 Image: Image | Date: County: Date: Change: None Association: Fort McMurray Image: Mone Association: Fort McMurray Image: General Information Prop Type: Residential Row/Townhouse Image: DOM Top Type: Sub Type: Calgary Finished Floor Area Row/Townhouse Beds: City/Town: Calgary Finished Floor Area New Sqft: 1,098 Image: Image: Dom Top Type: Beds: Beds: Vear Built: 1975 Abv Sqft: 1,098 Image: Image: Dom Top Type: Beds: Style: Image: Image: Dom Top Type: Beds: Style: Access: Lot Shape: Ttl Sqft: 1,098 Access: Lot Feat: Back Lane Back Lane |

Utilities and Features

| Roof: | Asphalt Shingle | Construction: | |
|---------------|---|-------------------------|--|
| Heating: | Forced Air,Natural Gas | Vinyl Siding,Wood Frame | |
| Sewer: | | Flooring: | |
| Ext Feat: | Other | Laminate, Linoleum | |
| | | Water Source: | |
| | | Fnd/Bsmt: | |
| | | Poured Concrete | |
| Kitchen Appl: | en 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: | amenities. There are and kitchen with man | 3 bedrooms and 2 full bathrooms p y cabinetry space. This beautiful to | ownhome is priced to sell. Comes with | th a large rec space and l | Mall, bus stops and many other great aundry area. Bright and spacious living room ind this unit plus a massive deck at the back |
| | | 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









