



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**629 40 Street, Calgary T2A 6S1**

MLS®#: **A2188048**

Area: **Marlborough**

Listing Date: **01/17/25**

List Price: **\$360,000**

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: **1,101**  
Low Sqft:  
Ttl Sqft: **1,101**

DOM

**15**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Lawn**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Electric Stove, Range Hood, Refrigerator, Washer/Dryer**  
Int Feat: **Closet Organizers**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`7" x 14`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>4`10" x 4`10"</b>
<b>Porch - Enclosed</b>	<b>Main</b>	<b>6`10" x 3`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`7" x 9`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`11" x 9`7"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>6`7" x 5`2"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>11`10" x 11`8"</b>
<b>Mud Room</b>	<b>Main</b>	<b>5`5" x 3`7"</b>
<b>Balcony</b>	<b>Main</b>	<b>18`2" x 8`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`1" x 7`11"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>8`4" x 7`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`11" x 10`2"</b>

3pc Bathroom

Basement

7'7" x 4'3"

Furnace/Utility Room  
Legal/Tax/Financial

Basement

12'7" x 12'0"

Condo Fee:  
**\$416**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **7611273**

Remarks

Pub Rmks: **GREAT LOCATION!! Discover comfortable living in this beautiful 2-STOREY TOWNHOUSE UPGRADED WITH NEW 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—also with a generous window—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—ideal as a home office, guest suite, or recreational space—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'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!**

Inclusions:  
Property Listed By: **Living Room TV  
eXp Realty**

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









