

637 40 Street NE
Calgary, Alberta

MLS # A2308330



\$339,800

Division:	Marlborough		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,101 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 416
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to 637 40 Street NE! a fantastic opportunity in a well-established northeast Calgary community! Ideally situated near schools, parks, shopping, public transit, and major roadways, this home offers both comfort and convenience for families, first-time buyers, and investors alike. Inside, you'll find a newer renovated laminate flooring from main floor, upper floor and basement, creating a fresh and inviting atmosphere. As you enter, you will find a bright and spacious living area filled with natural light. kitchen and dining is just a step away from your large deck, perfect for relaxing and summer barbeque. head upstairs, you will find a spacious primary bedroom and a two good size bedrooms and a full bathroom. Basement offers an amazing space for a Recreation room from a workout area or a game room to even a small workshop. Enjoy the added benefit of being within walking distance to the Marlborough CTrain Station, making commuting throughout the city easy and accessible. With countless nearby amenities and a central location, this property is an excellent opportunity to own in a vibrant, connected neighborhood.