



2007 40 Street Calgary Alberta

\$394,900

Want to become a homeowner? This is your opportunity to become the newest owner of this well loved, recently refreshed 1/2 duplex in an exceptionally convenient location of SE Calgary. This home is situated on a great sized lot and is just minutes to amenities like Marlborough Mall, public transit including busses & the C-train, many schools, swimming pools/fitness centers, parks, grocery stores, tasty restaurants and various shops along International Avenue (17th Ave SE). This over 1200 square foot, 2 storey home boasts 3 beds and 1.5 baths all within an extremely functional floor plan. You'll find a mixture of brand-new plush carpeting and modernized linoleum flooring throughout the main floor. It has just been painted throughout including the ceilings giving it a fresh feel. This charming home begins with a welcoming front foyer with large coat closet and access to the 1/2 bath. The naturally bright and spacious living room is filled with light thanks to the large windows and is the perfect place to relax and binge watch your favourite shows or sit and read a book. The quaint and retro eat-in kitchen features a newly replaced hood fan and lots of space for your dining table along with a pantry/broom closet, it will do the trick while you dream up what cabinets you'd like in the future. The great sized sunny West facing backyard can be accessed through sliding patio doors off the kitchen making BBQ'ing and dining al fresco a breeze. There's room for you to build a double car garage and currently space to park off street if you wish as well as a shed for storing your lawnmower. Heading upstairs you will discover an ample sized primary suite with a door to the upper East facing balcony ideal for enjoying morning coffees and watching the sunrise as well as cheater access to the 4 piece bathroom and a roomy walk in closet. Two additional great sized, well-appointed...

2pc Bathroom 6.08 Ft x 3.08 Ft
 Dining room 9.92 Ft x 11.42 Ft
 Kitchen 8.42 Ft x 8.00 Ft
 Living room 18.25 Ft x 11.92 Ft
 4pc Bathroom 6.58 Ft x 10.92 Ft

Other 19.17 Ft x 4.25 Ft
 Bedroom 9.42 Ft x 13.50 Ft
 Bedroom 8.67 Ft x 13.50 Ft
 Primary Bedroom 13.75 Ft x 11.50 Ft

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