



439 40 Street Calgary Alberta

\$374,900

This spacious, open-layout home offers a functional living room and large window in the kitchen allowing for ample natural light. Upstairs, the home boasts three bedrooms and a four-piece bathroom, ensuring plenty of space and comfort for daily living. The developed basement includes an additional bedroom along with a four-piece bathroom. Outside, a sizable front yard and deck provide ideal spots for relaxation and entertaining guests. Convenience is paramount with 2 assigned parking spots conveniently located just outside the home's off of the large deck. Situated in close proximity to Marlborough Mall, Walmart, and T&T Supermarket, as well as being steps away from a bus stop and the C-Train, this home offers easy access to shopping, transportation, and amenities. Additionally, its walking distance to elementary schools makes it an ideal choice for families with young children. (id:6769)

Primary Bedroom 13.50 Ft x 9.50 Ft

Bedroom 10.00 Ft x 7.00 Ft

Bedroom 12.50 Ft x 9.50 Ft

4pc Bathroom 8.00 Ft x 7.00 Ft

Bedroom 10.00 Ft x 9.00 Ft

3pc Bathroom 8.00 Ft x 5.00 Ft

Living room 14.17 Ft x 14.17 Ft

Other 12.00 Ft x 11.00 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

<http://www.dereklien.ca/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca