



## 509 40 Street Calgary Alberta

\$329,900

Prime location located within walking limits to Marlborough Mall, bus stops and many other great amenities. There are 3 bedrooms and 2 full bathrooms plus a partially developed basement with a large rec space and laundry area. Bright and spacious living room and kitchen with many cabinetry space. This beautiful townhome is priced to sell. Comes with 2 parking stalls right behind this unit plus a massive deck at the back entrance. Perfect for entertaining and relaxation. Grab this home before it's gone! (id:6769)

Primary Bedroom 13.58 Ft x 9.58 Ft

Bedroom 10.08 Ft x 7.83 Ft

Bedroom 12.92 Ft x 9.58 Ft

4pc Bathroom 8.50 Ft x 7.92 Ft

Recreational, Games room 14.42 Ft x 13.33 Ft

Furnace 11.25 Ft x 11.08 Ft

3pc Bathroom 6.67 Ft x 6.25 Ft

Living room 14.58 Ft x 14.50 Ft

Other 11.92 Ft x 11.67 Ft

Listing Presented By:



Originally Listed by:  
Grand Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca