

# \$3,290,000 - 412 40 Avenue Sw, Calgary

MLS® #A2268143

**\$3,290,000**

5 Bedroom, 5.00 Bathroom, 3,073 sqft  
Residential on 0.11 Acres

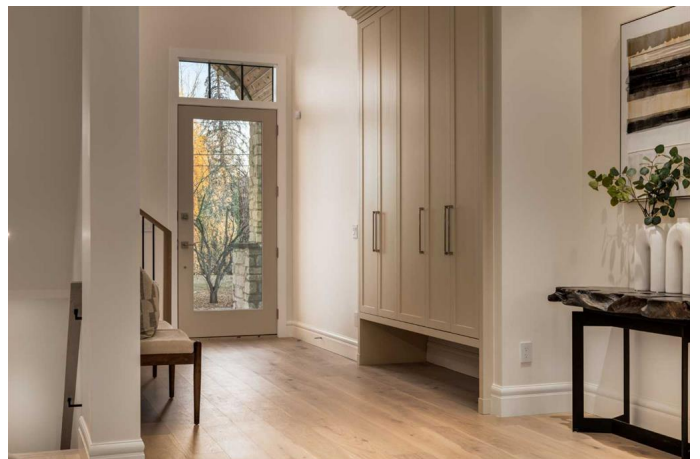
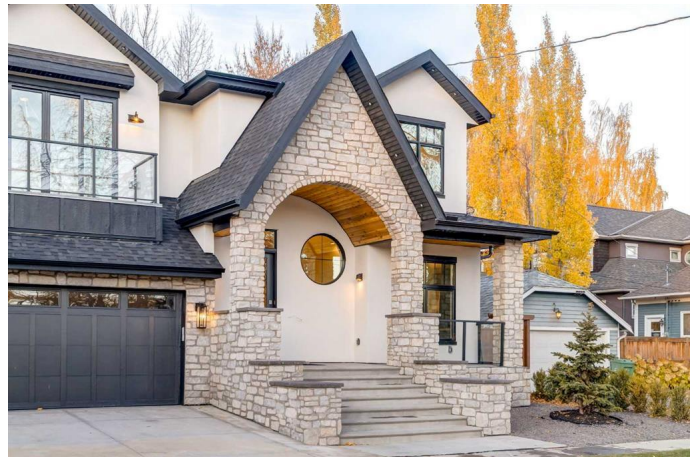
Elbow Park, Calgary, Alberta

(OPEN HOUSE NOV 1 & 2 - 1PM to 4PM)

Welcome to 412 40 Avenue SW, a rare opportunity to own a brand new home by Platinum Build Homes in prestigious East Elbow Park. With nearly 4,450 sq. ft. of thoughtfully designed living space, this timeless home blends classic architecture with luxurious modern details. Situated on a mature, tree-lined street with unobstructed front views and steps from the Elbow River, the setting offers both tranquility and a true inner-city lifestyle.

A beautiful stone exterior, heated driveway, and grand front steps create exceptional curb appeal. Inside, a soaring entryway welcomes you to a bright and open main floor featuring a private office with custom millwork, and an elegant kitchen and family area with built-in cabinetry and top-of-the-line Wolf and Miele appliances. Upstairs, the primary suite features a sunny south-facing balcony, a spa-like ensuite, and a walk-in closet. Two additional bedrooms each have their own ensuite and walk-in closet, along with a laundry room and a bonus room for extra flexibility. The lower level is built for entertaining and relaxation, featuring a stunning bar with a glass wine room, radiant-heated epoxy floors, a large recreation room, home gym, and two additional bedrooms with a full bath.

With so many thoughtful features and



exquisite details throughout, this home is truly best experienced in person.. Book your private showing today.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2268143    |
| Price          | \$3,290,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 3,073       |
| Acres          | 0.11        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 412 40 Avenue Sw |
| Subdivision | Elbow Park       |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2S 0X6          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Dry Bar, Recreation Facilities |
| Appliances        | Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner,                                                                                                                            |

|                 |                                                                              |
|-----------------|------------------------------------------------------------------------------|
|                 | Dishwasher, Gas Range, Microwave, Range Hood, Washer/Dryer, Built-In Freezer |
| Heating         | Forced Air, Natural Gas, Radiant                                             |
| Cooling         | Central Air                                                                  |
| Fireplace       | Yes                                                                          |
| # of Fireplaces | 1                                                                            |
| Fireplaces      | Gas                                                                          |
| Has Basement    | Yes                                                                          |
| Basement        | Full                                                                         |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting, Private Yard |
| Lot Description   | Cul-De-Sac, Rectangular Lot                   |
| Roof              | Asphalt Shingle                               |
| Construction      | Concrete, Stone, Stucco                       |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 2                  |
| Zoning         | R-CG               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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