

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

MLS® #A2268143

\$3,290,000

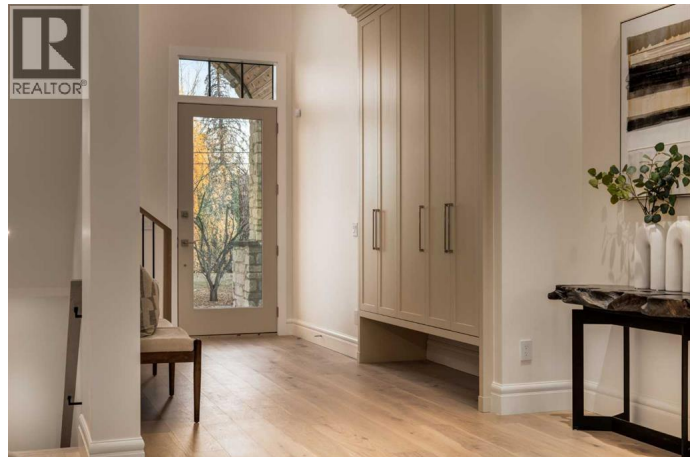
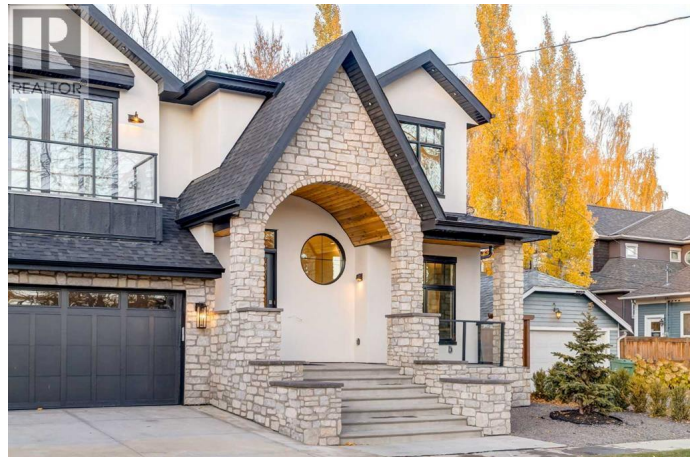
5 Bedroom, 5.00 Bathroom, 3,073 sqft

Single Family 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. (id:6289)



Built in 2025

Essential Information

Listing #	A2268143
Price	\$3,290,000
Bedrooms	5
Bathrooms	5.00
Half Baths	1
Square Footage	3,073
Acres	0.11
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	412 40 Avenue Sw
Subdivision	Elbow Park
City	Calgary
Province	Alberta
Postal Code	T2S0X6

Amenities

Amenities	Park, Schools, Shopping
Features	Cul-de-sac, Wet bar, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Freezer, Oven - Built-In, Hood Fan, Washer & Dryer
Heating	Natural gas Forced air, Radiant heat
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Concrete, Stone, Stucco
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office Comox Realty



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Listing information last updated on November 2nd, 2025 at 7:16am PST