

\$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

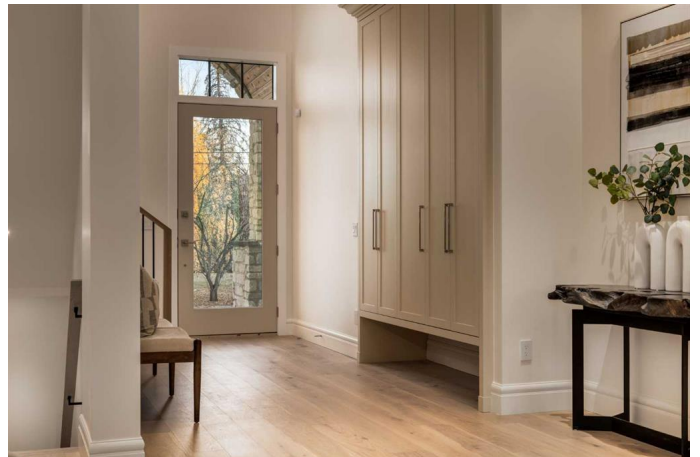
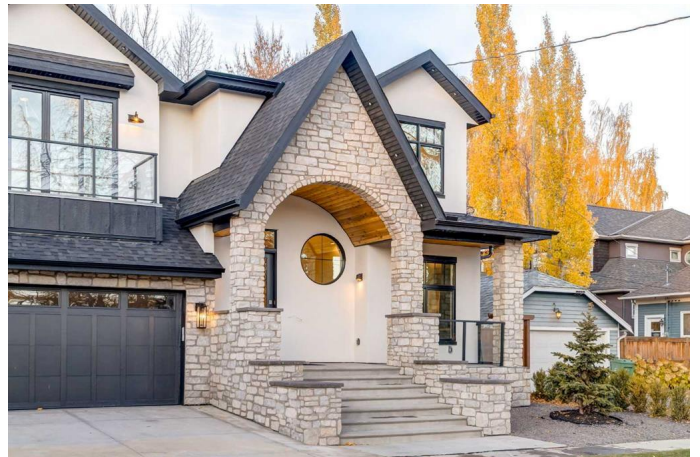
Elbow Park, Calgary, Alberta

(OPEN HOUSE NOV 16 - 2.30PM to 4.30PM)

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

	Microwave, Range Hood, Washer/Dryer, Built-In Refrigerator, Built-In Freezer, Gas Range
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, Private Yard, Lighting
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	19
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.