

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

MLS® #A2213706

**\$3,290,000**

5 Bedroom, 5.00 Bathroom, 3,156 sqft

Residential on 0.11 Acres

Elbow Park, Calgary, Alberta

Seize this rare pre-sale opportunity to own a 4,500 sq ft architectural gem in Calgary's prestigious Elbow Park, perfectly positioned facing the serene park and Elbow River.

Featuring stunning design elements by Maxime Chin Interiors, this 5-bedroom, 4.5-bathroom residence, set for completion in July 2025, redefines luxury living with unparalleled craftsmanship and thoughtful design.

Step into a grand foyer with soaring 20 ft ceilings, setting the tone for the 10 ft ceilings throughout the main floor. The state-of-the-art kitchen is a culinary dream, showcasing custom white oak cabinetry, quartzite countertops, premium Wolf and Miele appliances, a striking hammered metal range hood, dual sinks, dual dishwashers, a pot filler, and a spacious pantry. Unique ceiling details add sophistication, while the adjacent mudroom connects seamlessly to the rare front-facing double attached garage.

The great room exudes elegance with custom coffered ceilings, built-in cabinetry, and a sleek gas fireplace, perfect for both intimate evenings and grand gatherings. Upstairs, discover three generous ensuite bedrooms, including a luxurious primary suite, plus two versatile bonus areas ideal for a home office or lounge. The fully finished basement, with 10 ft ceilings and radiant heated flooring, features a sprawling rec room, wet bar, winery, expansive gym, two additional bedrooms (one with a 5.1 surround sound system for a potential theatre



room), and triple-pane Lux windows for natural light.

Designed for comfort and security, this home includes two furnaces, two AC units, a heated driveway, security cameras, a full security system, and ceiling speakers throughout.

Nestled in one of Calgary’s most coveted neighborhoods, this property offers unmatched proximity to parks, river pathways, top schools, and downtown.

Don’t miss this exclusive chance to own your dream home.

Built in 2025

**Essential Information**

MLS® #	A2213706
Price	\$3,290,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,156
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	Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Gas Range, Microwave, Oven-Built-In, Range Hood, Washer/Dryer, Built-In Refrigerator, Built-In Freezer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Other
Lot Description	Cul-De-Sac, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 21st, 2025
Days on Market	8
Zoning	R-CG

## Listing Details

Listing Office	Comox Realty
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