

# \$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 | 7                |
| Zoning         | R-CG             |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.