



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

412 40 Avenue SW
Calgary, Alberta

MLS # A2268143



\$3,290,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,073 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air, Natural Gas, Radiant	Water:	-
Floors:	Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recreation Facilities, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	None		

(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.